

NEW ESTATE BUILDERS GUIDE.
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BUSINESS AND THEMES OF GENERAL INTEREST.

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C. W. SWEET

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OWNERSHIP CONTROL OF ARCHITECTURE.

NEW YORK CITY architecture is to-day in an epoch-making period. This is the opinion of European critics, if not of American practitioners, who may be too close to the picture for a satisfactory view. Things are transpiring this present year, even this present week, that tend to confirm the opinion. Professor Adshead, of the University of Liverpool, in reviewing the architecture of America in the "Architectural Record" for February, asserts that as it "sadly lacks composition," this can only be attained by ownership control in one of its many forms. At this moment a committee of the New York Chapter of the American Institute of Architects is about to make an award of medals for the two best apartment houses built last year, and it may be the beginning of a public movement that will vitalize into action the thought of the English master. The prizes will go to the owner of the house in each case as a public testimonial for what he has done as an individual in behalf of American Art. The awards will also be a recognition of the truth of the saying that the beautification of a city is largely dependent on "ownership control." That the owners are beginning to respond patriotically to this sentiment is apparent in a number of ways. Can anyone doubt this who judges rightly the new commercial buildings on Fourth avenue, the elegant new apartment houses facing the University Buildings on Morningside Heights, or the uniformly handsome structures that have recently been erected from one end of Riverside Drive to the other? Of each and every architectural detail we do not speak, only of the general effect upon citizens and visitors. Is there any doubt, we ask, that the neighboring owners endeavored to testify to their respect for Columbia University in the nobility of the buildings they have just erected, or that the builders of the million-dollar apartment houses along our grandest avenues are expressing in the strongest terms possible their appreciation of the public desire for improvement in the street architecture of the first city of America? The improvement over the work of ten years ago is marked. Of course, there are local conditions and financial circumstances apart from individual disposition that have each a certain controlling power over architectural design, but the architects are quite right in saying that the honor medals belong to the owners.

ENCOURAGING SMALL BUILDERS.

ANNOUNCEMENT was made at the annual dinner of the Building Trades' Association of the winners in the architectural competition for the prizes the builders posted several months ago, and which formed the motive for the rare collection of drawings that has been on public view at the Exchange. For New York City the nature of the competition was not only novel but highly significant of the remarkable changes that have come over the building industry in the metropolitan district. The general contractors in this association are men who are mostly engaged with large works, the largest in the whole world in fact, and ordinarily they have only a minor interest in small dwellings. Yet the prizes offered were for small dwellings and such as can only be erected in the suburbs because of the prescribed cost limitations, namely \$2,500 and \$4,500. The two hundred designs submitted were in effect two hundred answers to the question which every homeseeker asks, what sort of a cottage can be built in the suburbs of New York

for three thousand to five thousand dollars? The action of the builders in inviting designs of this kind is a recognition of two modern facts; first, that the interest of the majority of men who want to build something is claimed not by such costly buildings as are profitable on this island, but by the private dwellings of the suburbs; and, second, that the Association must take a wider view of its work, and a wider jurisdiction than it has recently, if it means to keep pace with the times and the growth of the city. While the multi-family house is the logical ultimate development of residential construction for central sections, the geographical growth of the city will continue to be represented by the private dwelling, and every year takes this class of work farther away from the city's center. Thither builders must follow. The Association also recognized in opening the competition the advent of new materials of construction, for the designs are only for houses to be built of concrete blocks and terra-cotta blocks, or by monolithic construction, or with a frame of metal lath covered with cement stucco. Wood may be used only for floor joist, roof timbers and shingles for the roof. And finally it is to be noted that the prizes were awarded with the virtual assurance to the public on the part of the Association that the houses so designed can be built in this district for the figures stated, which, however, do not include the cost of the plumbing, water-supply and heating. Without this assurance the result would have been of far less value, if of any value at all.

GOVERNMENT BY COMMISSION.

OVER a year ago the people of Buffalo decided by a handsome majority that they would like to adopt a city charter similar to that which is now becoming so popular in the West. They wanted, that is, to have their city governed by a Commission, which would combine the executive authority now confided to the Mayor with the semi-legislative authority now confided to the Board of Aldermen. The object of this type of city charter is to centralize power and responsibility for the conduct of the city's business in a few hands, while at the same time making these powerful officials amenable to public opinion by the device of the Recall. Charters framed along these lines have been working with emphatic success in many Western cities, but so far the movement in their favor has not made any important conquests in the East. Neither has any city as large as Buffalo as yet adopted it, although the new Boston charter is built upon similar foundations, and Pittsburgh is trying to obtain the legislation necessary for the constitution of such a government. The Record and Guide has always believed that a highly centralized administrative system was necessary both for the cure of municipal corruption in this country and the more efficient conduct of municipal business; and it has hoped, consequently, that permission could be obtained from the Legislature for the application of the plan to a large Eastern city like Buffalo. But the Republican majority at Albany would not even seriously consider the idea; and we are very much afraid that the Democratic majority of the existing Legislature will not prove to be any more complaisant. The Democratic leaders in this city have stigmatized the Commission plan of municipal government as unmitigated Caesarism, and it is evident that they will be able to so dominate legislative action at Albany. The instant dislike which the plan excites among professional politicians measures very accurately the extent to which it will substitute efficient popular government for a government which tends to be inefficient and subject to merely political influences.

WILL GRADUALLY PREVAIL.

THERE is every reason to believe, however, that the Commission form of government will gradually prevail even in the East, because a very powerful tide of public opinion all over the country is working in its favor. Year after year a fight will be made on behalf of the necessary legislation, and finally the plan will be introduced by some means or other. Already the New York Short Ballot Association is agitating on behalf of a general law, similar to that which has been passed in so many Western States, which permits cities of the third class to adopt the Commission plan after it has been approved by a majority of the citizens of any community. The Democrats as a matter of party policy would be very wise to pass a general law of this kind, for it is tantamount merely to an attempt to carry out the traditional Democratic doctrine of local self-government; and such a law would probably have a bet-

ter chance of passage than a special act for the benefit of Buffalo, because it would apply chiefly to Republican cities. There is, however, little chance of its enactment at the present time. The Democrats will have as much as they can do to put through part of the legislative program

to which they are specifically committed by their platform. All that can be done will be to put up a hard fight on behalf both of the special law desired by the people of Buffalo and a general law for the benefit of the smaller cities in this State.

BUILDING TRADES EMPLOYERS AWARD PRIZES

For Best Designs of Small Dwellings—One First Prize Goes to Detroit, the Other to New York—Peace in the Trades Prophesied—Incidents of the Employers' Banquet.

THE incidents of most prominence at the annual dinner of the Building Trades Employers' Association, at the Waldorf-Astoria, Wednesday night—and Thursday morning—were the announcement of the names of the winners in the architectural competition and the pronouncement of President Traitel that 1911 is to be a year of industrial peace. At last year's dinner the disruption of the General Arbitration Board had been announced, but the assurance is now given to the public that the Employers mean to deal peaceably with the Unions and that there will be no general strike.

The designs submitted in the architectural competition have been on exhibition at the Builders' Exchange for several months. They have now been judged by an architectural committee consisting of Messrs. William A. Boring, Donn Barber and Grosvenor Atterbury, and also put to a builder's test by a committee of the Building Trades Employers' Association. Some of the designs, the builders' committee found, could not be built in this territory for the stipulated sums. Some excellent work was laid aside on this account.

The first prize in the \$4,500 class went to a Detroit architect, Stephen Goossen, and the first prize in the \$2,500 class to Mr. Robert L. Stevenson, of 134 Lawrence st, New York City. The materials of construction specified in the invitation to architects excluded brick, stone and wood, and named concrete and terra cotta blocks, reinforced concrete or monolithic construction, and lath finished with ce-

ment stucco. The \$2,500 cottage was to contain four rooms and the \$4,500 cottage eight rooms, and the cost not to include the plumbing, heating, lighting and water supply, which Mr. Boring says would add at least \$700 to the figures. Models of the two successful designs will be made by the Association and placed on exhibition in the Builders' Exchange. There were three prizes in each class and an honorable mention. The first prize in the class for 8-room dwellings was \$150, and the first prize in the class for the smaller dwelling was \$100. Each contributor submitted a statement of cubical contents and itemized costs of materials. In all, more than two hundred designs were received, and they came from nearly all parts of the country. The number of competitors was 169.

None of the drawings were exhibited at the dinner, but the Record and Guide was permitted to photograph the two first-prize designs at the Building Exchange on Thursday morning. These were numbered 51 and 62.

THE BANQUET SCENE.

Speechmaking was not indulged in to any great extent after dinner. The company had gathered simply for a good time—and they had it. The speeches were only three in number and brief. The coffee was not served until half-past ten, and after the speeches came a good vaudeville program. A souvenir of the occasion was a steel tape measure, besides a handsomely printed menu card.

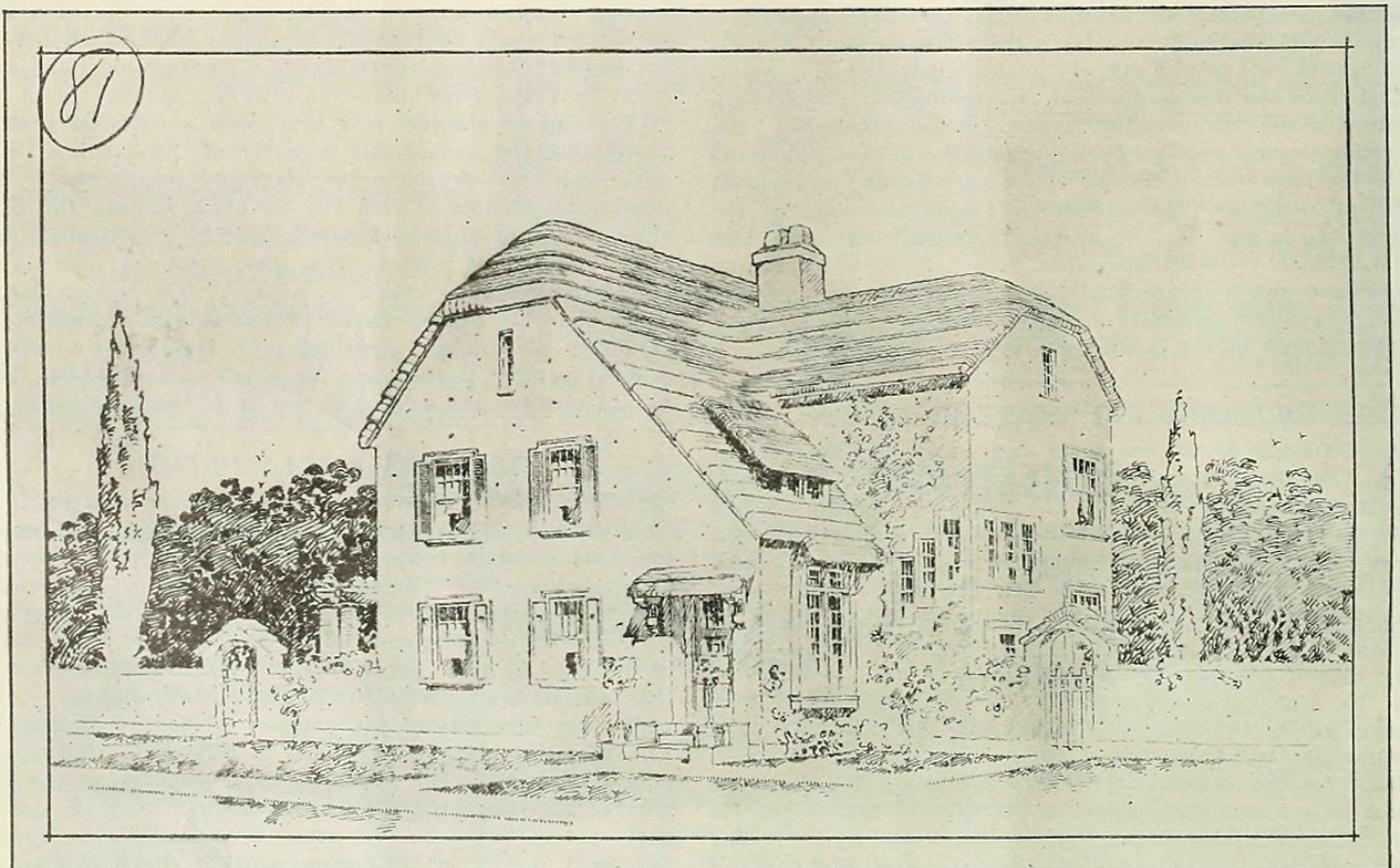
At the guests' table with President Traitel were President Boring of the

Architectural League, Mr. James K. Wardrop of Pittsburgh, President Howland of the Material Dealers' Association, Commissioner J. J. Murphy, Building Superintendent Miller, and Messrs. Donn Barber, Arnold W. Brunner, Charles Warner, C. G. Norman, A. N. Chambers, Charles J. Kelly and Harry Stevenson.

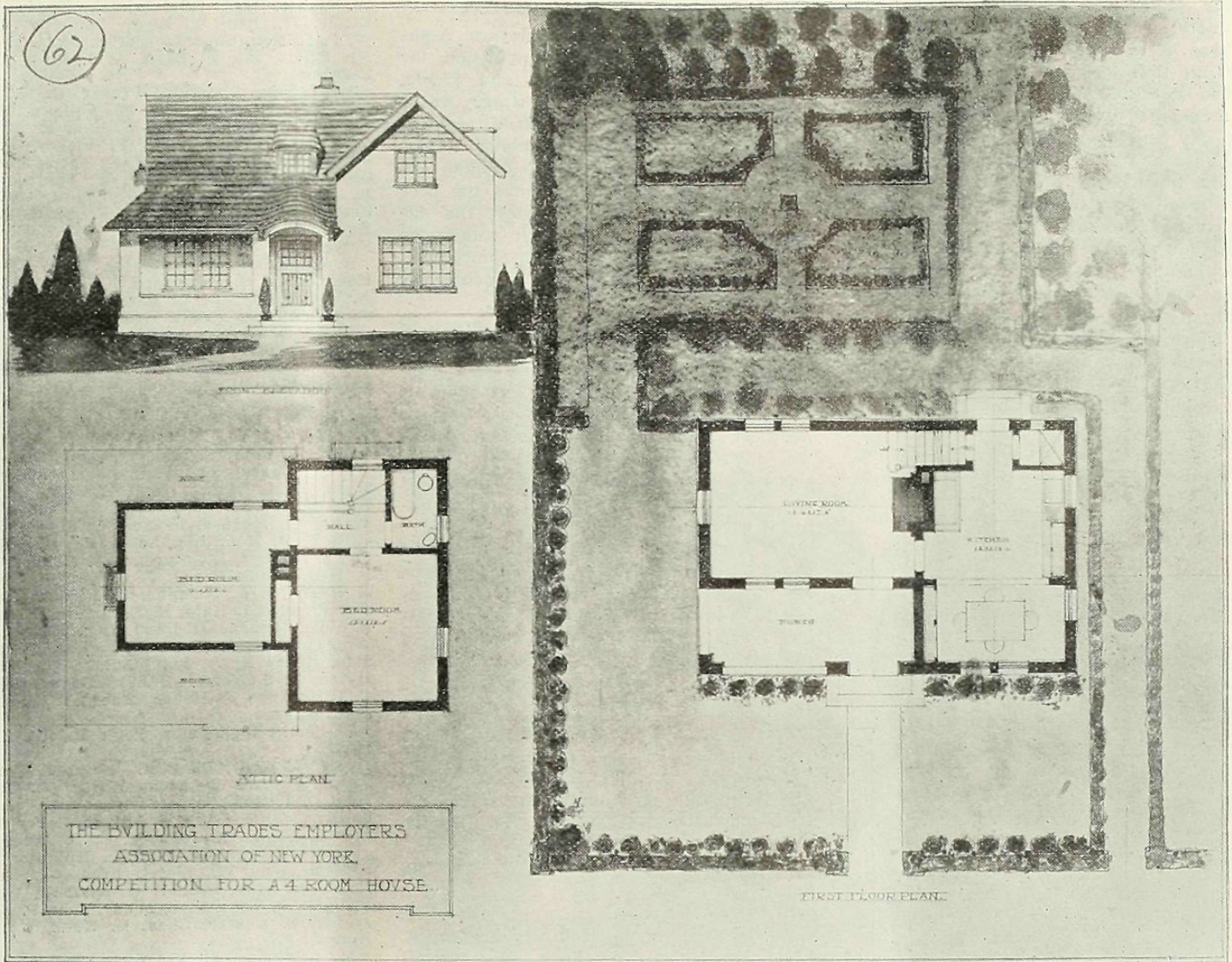
In his opening remarks Mr. Traitel said: "After the failure of the arbitration plan the question has been, 'Are we going to deal peaceably with the unions?'" The answer is 'We are.' While it is true that the plan that was overthrown was the longest step toward industrial peace that the world has ever seen, we can say that the organization of the building trades is founded on principles so just that the result of the work that it has accomplished will ever remain.

"We do not wish to treat with the men in any but a just and fair way, but we are determined that, cost what it may, there shall be peace. We have given the men to understand that there can be no strikes, and we can tell you that except for occasional spasmodic outbreaks there will be no strikes, for this organization of 1,100 firms is firmly determined that there shall be no strikes, and the men in the unions and their misleaders—for so I term them—know that we mean business.

"We know that there is much at stake and it is the duty of every investor and architect to give us their support. No architect ought to permit a builder not a member of this organization to get a contract from his office, and there are architects who write in their contracts that the



FIRST PRIZE DESIGN FOR A \$4,500 DWELLING.—Stephen Goossen, Architect.



FIRST PRIZE DESIGN FOR \$2,500 COTTAGE.—Robert L. Stevenson, Architect.

contractor must be a member of the Building Trades Association.

"Our association admits of no combination to control prices or output, but it will be for your welfare if you grant what we ask. If architects and builders stand shoulder to shoulder there never will be a strike, although it is the greatest weapon of the unions.

"It is not the desire of the association to oppress labor. We have stood for standard wages during stringent times, and where we have found a member violating that—it has happened only in a few cases—he has been penalized. We stand for unionism in this city, because without it it is a physical impossibility to attract the skill we need.

"Moreover, we recognize the right of the laboring man to organize as we have organized, and we say if the badge of the unions only stood for efficiency and integrity, no employer would wish to hire any but union men."

James K. Wardrop, of Pittsburg, the next speaker, dwelt on the dealer's place in the business operations of the day. He declared that as the roads have been declared to be the foundation of the State,

as they afford access from one place to another and had to be open to all who wished to use them, so the dealers were the very foundations of business.

After all, he said, architects, builders, and contractors are only the stations by the wayside. No one builds a path from nowhere to nowhere, and, of course, they are important, but the pathway itself has no less importance. So Mr. Wardrop declared that the dealers' position before long will be realized and recognized in the business world.

PRESIDENT BORING'S ADDRESS.

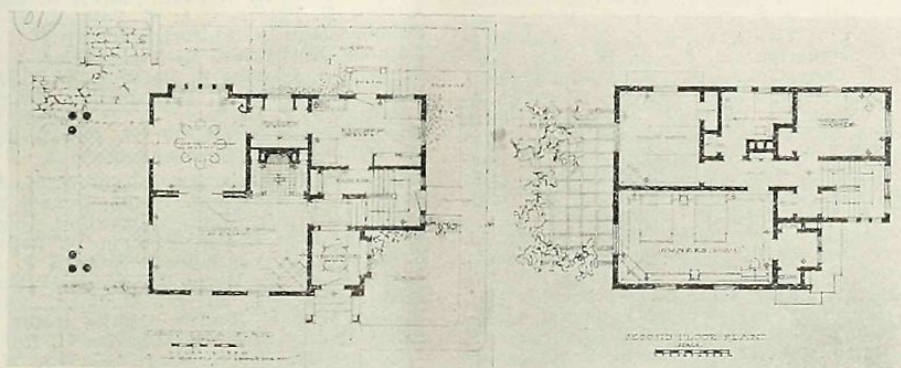
Mr. William A. Boring, president of the Architectural League, and chairman of the Committee of Award, in his speech said that if he understood correctly the object of the organization it was to make possible the construction of buildings at all times and to prevent the interruption of the progress of building by such combinations as strikes, material trusts and other unnatural causes. These worthy objects he endorsed and he congratulated the builders upon the success that has attended their efforts. Mr. Boring continued:

"I appear to-night as president of the Architectural League, which has its annual exhibition installed and will open it to the public next week. This annual exhibition is a joint affair, being dependent partly upon you, for though we furnish the ideas, you contribute substantially to the materialization of those ideas in erecting our buildings and advertising in our catalogue.

"Your names are in the catalogue. Some of them cover a page! We architects have great awe for a man who can take a whole page. It seems to indicate that he does work on percentage without an upset price, and goes about town in a 40-horse-power car. But we also respect the man who has a small notice in our catalogue and does the kind of work we like to show in the League.

"We like to encourage the man whose volume of work is not too large to receive his personal attention to the finer details. We invite you all to come to this exhibition and see the progress that has been made in the art of building.

"To construct a building properly there are required three parties. The owner, the architect and the builder, and these three must work together for the common cause. The relations now established between these three parties are the result of generations of experience, and in the end will prevail over all the novel and much advertised new methods. The owner must have definite requirements to be satisfied in the building, and the funds for carrying on the work. The architect must design a structure which will satisfy the owner's requirements, and he must give all information to the builder, who, for proper consideration builds and completes the building. It is an honorable, even a noble proceeding in its results, which are a true index of the power and taste of the nation. It has ever been the crowning ambition of successful men to erect



FLOOR PLANS FOR \$4,500 DWELLING.—Stephen Goossen, Architect.

noble buildings. Architects must have builders as well as clients.

"One of our most prominent architects told me that when he first bought a little house on Staten Island he started to have it remodelled with carpenters working by the day and he directing the work with sketches and daily instructions. He soon found himself in an inextricable mess, and resolved to take professional advice. He turned the job into his firm's office, made his wife the client, he was the architect, and let the contract to a builder on a lump sum contract, and then everything went smoothly. (Laughter.)

"There are builders who in importance rise above the architect and client and who thus, in the advertisement, relieve the client of all responsibility in a building operation, even in some cases relieve him of a large part of his worldly goods. You know the Dr. Munyon type of advertiser—'Go to the architect and you are lost.' Then a beautiful system is illustrated by a diagram which resembles an



PRESIDENT BENJ. D. TRAITEL.

inverted genealogical tree, with the architect, the sub-contractor and the material men hanging like sour little apples on strings, and all suspended from the Builder, the great originator, the "main guy."

"Tradition does not furnish the knowledge necessary to devise and assemble the many and intricate elements which go to make a modern building. In the olden times the mason, carpenter and painter could complete a building. To-day a building has almost the anatomy of man with its circulatory system of steam, nervous system of electricity, a lymphatic system of plumbing and an alimentary system of elevators. To plan the execution of such a work with speed, displays a generalship of high order, capable of planning a campaign and conducting it to a success.

TOWERS AND TONGUES.

"If Noah's son should to-day file plans for the Tower of Babel, he would find builders a-plenty in this room who would agree to run it up to contract height in spite of the confusion of tongues and building strikes, if the Building Department would pass the plans. (Laughter.)

"I revisited the Eternal City a few weeks ago and again studied the ruins of ancient Rome. The nobility and majesty in the crumbling marble tell a story of architecture which the architects of to-day study with admiration and awe. It will be long before we reach their perfection in art. But when I come back and see New York from the steamer's deck I say our builders could have constructed the Roman Forum from the Roman architects' designs and then put a roof over the whole thing in one span.

THE ARCHITECTURAL COMPETITION.

"The Building Trades Employers' Association has instituted a competition for small houses to cost \$4,500 and \$2,500, exclusive of plumbing, lighting, water supply and heating. At their request, Messrs. Donn Barber, Grosvenor Atterbury and I have judged the designs according to the program. Since the cost was an element in the contest the designs were computed by your committee as to cubical contents, and a comparison made on the basis of twenty cents per cubic foot.

"Designs showing a size too great to construct on that unit of price and within the limit of cost were not considered eligible for award. This ruling put some of the very best designs out of the contest. As a whole, the result of the competition was satisfactory, the majority of the designs were meritorious enough to warrant execution, and the premiated ones of unusual excellence."

Mr. Boring then announced by numbers the following awards in the \$4,500 class, and the names of the winners corresponding to the numbers were read off by President Traitel after breaking the seals of the envelopes:

First prize No. 81, Stephen Goossen, Detroit.

Second prize No. 130½, Wm. A. Ryder, Philadelphia.

Third prize No. 36, Jas. W. O'Connor, 210 West 57th st, New York.

First mention No. 106, Wm. R. Schmitt, 336 West 95th st, New York.

Second mention No. 89, F. W. Kervick, South Bend, Md.

In the \$2,500 class:

First prize No. 62, Robt. L. Stevenson, 134 Lawrence st, New York.

Second prize No. 98, C. Mink-L. A. Carson, 5 East 42d st, New York.

Third prize No. 103, Norman Biard Baker, Troy.

First mention No. 54, J. J. Roth and Guy Study, St. Louis.

THE ATTENDANCE.

William Angus, James Angus, Robert Angus, David Angus, R. F. Archibold, William D. Agnew, Mr. Aiken, John Ackerman, James H. Anderson, Frank G. Arthur, Harry Alexander, Albert Attix, Michael Alliegro, Peter Alteri, H. T. Austen, Louis Ayers, F. M. Andrews.

Robert F. Brown, Owen Brainard, J. W. Bishop, C. N. Brizse, Rufus H. Brown, Frank H. Barr, C. M. Burtes, William Buess, John H. Boyntown, H. T. Blodgett, George C. Bailey, E. L. Bradley, A. H. Burgess, Harry Baughan, John W. Braid, Max Bauman, Davis Brown, Joseph Burkart, Harry D. Bowker, F. S. Belevue, James Baruth, H. E. Baer, John H. Blood, Floyd D. Brown, J. Adams Brown, Charles Boynton, Hobart D. Betts, Charles F. Bales, G. Gilbert Brown, G. Gilbert Brown, Jr., A. P. Benito, John P. Butler, A. H. Bieler, George Brown, Jr., R. Needham Ball, Robert T. Brooks, F. A. Burdette, G. E. Bruen, Frank Bradley, W. J. Blackburn, M. Blumberg, Chas. J. Bogert, F. H. Bosworth, Jr., George Balbo, E. J. Beiniecke.

S. A. Chase, William Crawford, Harry J. Crawford, Robert Christie, B. C. Collier, E. T. Child, W. C. Carr, A. N. Chambers, W. H. Clough, T. R. Cutler, R. F. Cartwright, Lovell H. Carr, M. L. Chappelle, Wm. N. Croxton, C. E. Cheney, Gordon W. Colton, Daniel Campbell, David P. Canavan, Edward F. Croker, L. K. Comstock, C. Capes, A. J. Connell, N. A. Cornell, Frank E. Conover, P. J. Carlin, J. P. Carlin, Fredk. M. Crosset, F. Colby, C. H. Cowen, E. S. Coy, Commercial Construction Co., Joseph W. Cody, Timothy J. Cody, James A. Cody, John Cronan, James M. Cuff, John P. Curry, D. C. Chad-dock, Nicholas Conforti, Carmine Cioffi, Oronzio Colasonno, Salvatore Conforti, Vincenzo Conforti, M. J. Callahan, Wm. H. Curtin, Wm. L. Crow, George Crawford, O. P. Cummings, Dominick Caffarelli, C. H. Caldwell, E. P. Clifford, F. M. Crossett.

Frank L. Davis, John Davidson, Jr., J. Henry Deeves, T. A. Dwyer, I. E. Ditmars, Harold E. Ditmars, E. H. Driggs, W. C. Dickey, S. Davis, Paul Druck, Charles Dipple, James A. Daly, Joseph D. Donald, Laban W. Dennis, J. E. Douglas, John P. Dreyer, F. Del Balso, Gabriel Del Gaudio, F. A. Daboll, Charles F. Dietz, Thomas Dwyer, W. S. Devery, P. Dinwiddie, Paul E. Deniville, Louis De Paoli.

William Emerson, G. Edward Escher, Jas.

W. Escher, Edgar Ellinger, John Eisele, John Eisele, Jr., Benj. F. Elgar, Louis M. Even, W. P. Ellison, Chas. L. Eidlitz, W. A. Evans, Mr. Ellett, Jas. F. Egan, A. J. Ellis, E. V. Eskeson.

Mr. Flagg, Alexander Fraser, G. K. Ful-lagar, N. W. Faulk, B. M. Fellows, F. C. Furlow, Lawrence Farr, William K. Fertig, Robert C. Fisher, John P. Fisher, P. M. Fletcher, F. Finegan, Leon Fleischmann, Gustav J. Fleischmann, W. W. Ferguson, E. L. Feek, B. J. Field, F. A. Ford, Wm. A. Feigelstock, J. C. Forsythe, Fredk. G. Frost, Emory W. Fenn, Chas. H. Fox, Robert N. Falkenau.

A. Greenfield, J. F. Gayler, H. F. Gurney, Hugh Getty, G. H. Gerard, E. D. Gerard, W. A. Garrigues, L. L. Gadd, A. M. Ganson, James Gillies, Frank Grob, A. E. Gibson, Edward D. Gorman, Wharton Green, James Gilmour, Henry B. Gombers, August Gross, Jos. G. Geoghegan, F. A. Green, Charles P. Galardi, George Graziadeo, G. G. Griest, Robert A. Geekie, Chas. T. Galloway, F. C. Gruen, W. D. Graham, C. E. Grieshaber, Wright D. Goss, William Gordon, Wharton Green, William H. Gompert, Chris Georges.

L. W. Harrington, W. L. Harrington, A. C. Horn, D. L. Haigh, John Hankin, Richard Hankin, Herbert S. Harde, J. Lewis Hay, Walter A. Hughes, Francis N. Howland, F. Hill, T. B. Hamilton, Lewis Harding, William J. Holmes, Dr. Clarence A. Holmes, Geo. B. Hill, Frank Heard, J. C. Hatzel, Edward J. Healy, J. S. Humphreys, Michael Harrison, Charles J. Hale, E. E. Hinkle, Theodore Hedlund, George Hedlund, Geo. Hildebrand, Wm. C. Haskell, W. D. Holmes, J. C. Hege-man, Harry Hahn, Jr., W. R. Hughes, F. F. Hylan, F. S. Hartman, J. F. Havemeyer, F. C. Hill, Hugo F. Huber, Max G. Heidelberg, J. C. Hanson.

Benjamin Igelheimer, Peter Indelli, S. W. Ingall.

J. E. Jeffery, Geo. W. Johnson, Wm. B. Joyce, Charles Johnson, Walter G. Jones, John L. Jordon, Bassett Jones, Jr., S. Jones, Sullivan Jones, Louis E. Jollade, Harry Allen Jacobs, Festus A. Johnson, C. D. Jackson.

James P. Knight, John L. Knight, E. A. Kellem, Wm. W. Kiesel, Fredk. P. Kafka, James A. King, Francis H. Kimball, Walter W. Klaber, Thos. P. Kennedy, John P. Kane, Jr., E. S. Keefer, Chas. E. Knox, Norman Ker.

M. Lewinson, E. K. Little, Samuel Lust-bader, G. A. Lund, Edward J. Lees, John Little, Joseph W. Lantry, Mr. Lamb, A. Le Poidevin, C. A. Leonardi, Louis Lynch, S. Lieberman, Johnston Livingston, Lord Electric Co., J. A. Lapp, Constantino Laudaidio, Frederick Liebich, L. A. Lenore, M. J. Levy, Charles F. Lacombe, Wm. C. Lester, E. H. Lyall, Herbert N. Leach, J. H. Lee.

Geo. D. Morrow, William H. McKiever, W. McDougall, F. B. McCord, J. McCord, W. H. McCord, Frank L. McGarrett, D. H. Mc-Laury, E. B. McLaury, W. G. McCune, Mr. McClure, E. J. McGratty, William J. McDermott, Thomas F. McLaughlin, P. H. McNulty, Robert McWilliam, W. J. McClure, Charles E. McCarthy, Hugh McDonald, H. L. McGee, J. C. McFarland, C. W. McMullen, D. A. McLeod, W. D. MacQueston, Joseph Mitchell, George H. Morris, W. P. Miller, Charles R. Myer, C. P. Miller, W. A. Merri-man, Augustus Meyers, H. A. Mugler, W. A. Macan, J. M. Montford, Richard Moller, H. C. Meyer, John F. Mahoney, Wm. C. Monks, G. B. Meyers, W. H. Mosley, Wm. Pride Miller, Wm. Masterson, Vincenzo Miseren-dino, Jas. G. Mungo, Anthony Mungo, T. H. Maxwell, C. C. Merritt, Hon. Kingsley L. Martin, Henry A. Maurer, Clifford M. Maurer, Henry W. Mott, D. H. Mapes, H. W. Miller, H. M. Miller, C. H. Meyn, Mr. McMullen, A. J. Martín, A. J. Menten, Louis Mazzalo, Frank A. Matier.

F. T. Nesbit, C. G. Norman, Mr. Norris, Thomas Nesbit, Leon J. Neumann, Nimis & Nimis, E. D. Neuman, James Nelson, W. L. O'Connell, Edwin Outwater, Herbert G. Out-water Edmund J. Outwater, D. W. O'Neil, H. W. Ott, John O'Connell, W. H. Oliver, Mr. O'Donovan, Albert Oliver, Herbert Oliver, J. B. Olsen, M. J. O'Meara.

A. J. Post, R. C. Post, G. E. J. Pistor, Joseph Penny, E. E. Paul, Charles H. Phelan, Andrew N. Petersen, A. E. Pelham, Howard Palmer, John A. Philbrick, Perry C. Pentz, Francis O. Perkins, Michael Power, George C. Palmer, Charles B. Parsons, W. C. Peet, Dominick Pelosta, J. V. Palladino, Frank A. Pattison, J. P. H. Perry, W. H. Pouch, A. A. Pope, Lincoln Peirce, W. H. Powell, James W. Quinn, L. H. Quackenboff.

William T. Ritch, Mr. Russo, W. K. Ross, D. Ramsay, George E. Roche, Donald Ross, Walter Reir, Jr., William Rawling, Hugh S. Roberts, John J. Radley, John W. Rapp, A. S. Richey, H. C. Randall, Edward J. Reynolds, Hugh M. Reynolds, W. H. Richards, Samuel Raisler, R. W. Rodman, Patrick Reddy, Michael Romeo, George Rigby, Mr. Rugg, Radley Steel Co., Charles H. Roberts. George M. Scott, R. H. Shreve, H. G. Smith, Stanley Ritch Smith, Mr. Stola, J. F. Stuphen, Paul Starrett, Harry Stevenson, Edwin Shuttleworth, John V. Schaefer, Jr., Wm. J. Sloane, C. H. Scammell, Dr. Clarence

APARTMENT HOUSE FOR MILLIONAIRES.

To Adjoin the Bradley Martin Garden, and Just Off Fifth Avenue—A Greek Facade for the "Capitol."

The Capitol Realty Company is now erecting an 8-sty apartment house of the highest type in the Fifth avenue district which has for neighbors the private residences of the Phipps, the Bradley Martin, the Benjamin and other leading families of New York.

The plot is about 77x101 ft. and adjoins the Bradley Martin garden just off 5th av. The plans of the house show seven

There is to be a very large passenger elevator and a service elevator.

The front of the house is to be constructed entirely of ornamental terra cotta and brick with egg-shell finish. The design is distinctly Greek with its quiet and dignified character.

The architects are George & Edward Blum of 505 5th av, and the engineer is Charles Mayer of 103 Park av.

H. Smith, Frederick Schwartz, Prof. G. F. Sever, Louis H. Seubert, Arthur G. Stone, H. V. Swalm, George Edwin Shipway, Fred W. Smith, U. G. Scollay, H. A. Sinclair, B. H. Shepard, Edward I. Smith, Benj. Smith, Charles Steinle, John F. Spaulding, Lyman A. Spaulding, Paul Scherbner, C. F. Sanford, George H. Shuman, W. P. Stymus, Jr., George Frink Spencer, W. H. Spencer, Melvin Spencer, Adolph C. Schielinger, Joseph G. Spurr, Edward Slosson, Goldwin Starrett, Nicholas Spallone, Robert B. Skinner, G. B. Smith, W. A. Starrett, N. W. Sherow, K. Spalding.

James Thomson, Walter Thomson, C. Travelled, Benj. D. Traitel, David S. Traitel, H. C. Turner, Ronald Taylor, C. H. Tuke, C. B. Travis, E. M. Taylor, Fred B. Tuttle, A. A. Troesch, C. W. Troxell, A. H. Tyson, F. H. Faye Tucker, Ross F. Tucker, Walter E. Thompson, John R. Taber, W. F. Thoman, Dr. Talbert, Evarts Tracy, Frederick Townsend, Ross F. Tucker, W. G. Triest.

Harris H. Uris, A. Uris, F. R. Usher, Chas. Volt, T. M. Valteau, J. D. Van Wagner, Frank Vernon, George Vassar, Jr., T. M. Vinton, T. E. Videto, Hans Volt, E. E. Van Clef.

F. G. Webber, A. Weymouth, H. W. White, George Weiderman, M. F. Westergren, Alexander Walker, Daniel T. Webster, Dr. Herbert S. Worth, Theodore C. Wood, Frank E. Wise, Charles E. Wise, S. S. Whitehurst, A. E. Wells, Col. J. H. Wells, R. I. Whitesell, R. C. Whiting, F. D. Webb, Joseph Weis, Nathaniel Webb, James Wellman, C. K. Wyatt, Francis M. Weeks, J. Odell White-nack, W. E. Ward, H. T. Wynhoop, Win-throp Anthony Welch, Leroy Weill, C. E. Watkins, E. H. Woodruff, Howard Wood, F. T. Young, J. W. Young, W. F. Zimmerman, Jacob A. Zimmermann, G. Albert Zimmermann, Salvatore Zimbardi.

The members of the Dinner Committee were Messrs. Charles J. Kelly, Lewis Harding, Ronald Taylor, Fred. B. Tut-hill, John J. Radley, James R. Strong, A. C. Horn.

Officers of the Association are: Presi-dent, Benjamin D. Traitel; first vice-presi-dent, Charles J. Kelly; second vice-presi-dent, Harry Stevenson; treasurer, A. N. Chambers; secretary, William J. Holmes; chairman of the Board of Governors, C. G. Norman.

Exhibition of the Architectural League.

The dates set for the 26th annual exhibition of the Architectural League of New York are these: January 29 to Feb-ruary 18. The last days for the recep-tion of exhibits were January 12 and 13. Public lectures will be delivered on Wednesdays, February 1, 8 and 15. The annual dinner was held last (Friday) evening.

William A. Boring is chairman of the exhibition committee, and Stowe Phelps is secretary. There are sub-committees on architecture, sculpture, decoration and catalogue. The Jury of Award on archi-tecture is composed of Messrs. C. Grant La Farge, Wm. A. Boring, Tabor Sears, A. A. Weinman, Chester H. Aldrich, Henry Bacon, John M. Howells, Pierre L. Le Brun, Philip Sawyer.

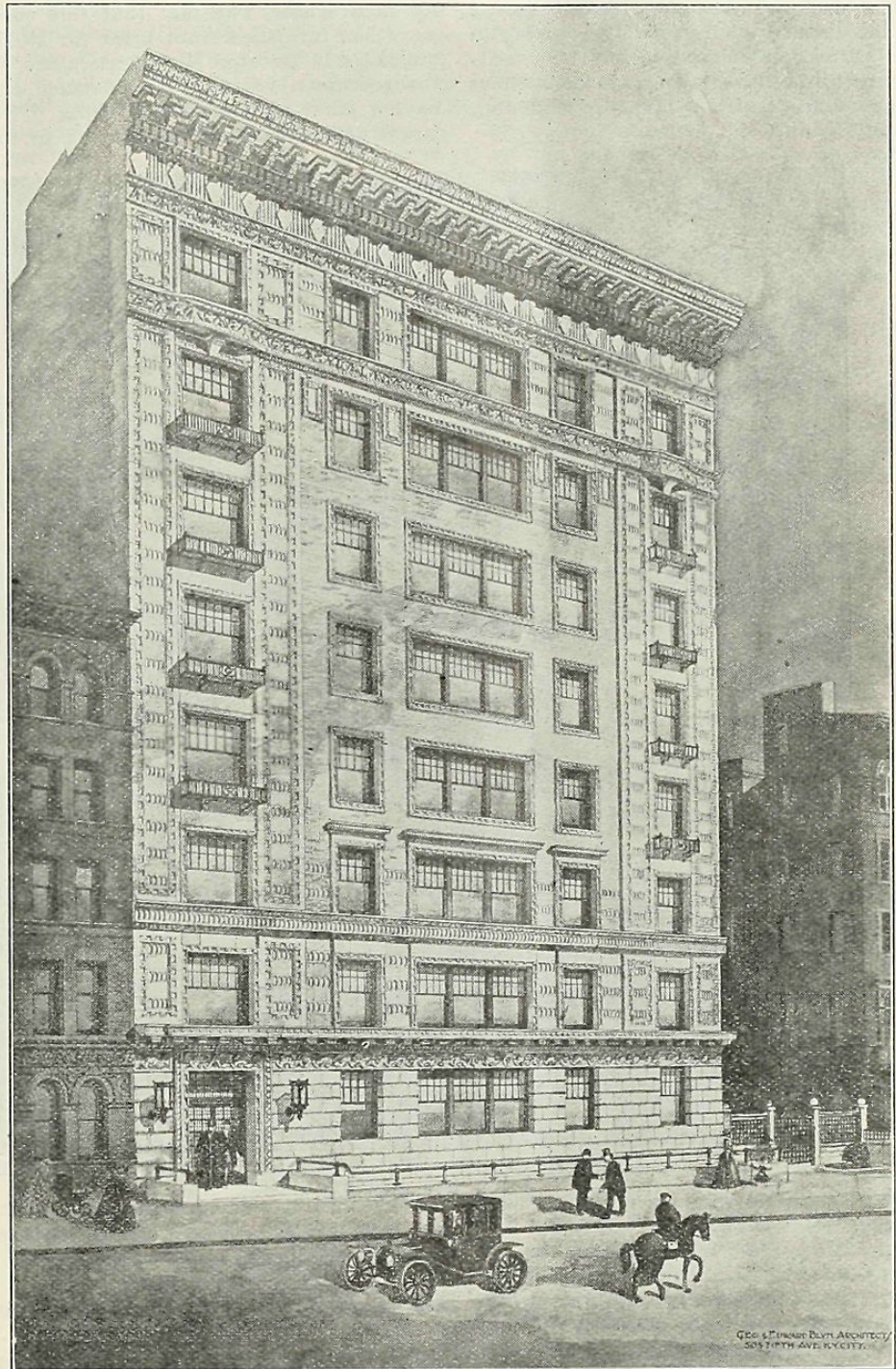
The jury on painting consists of Messrs. Wm. A. Boring, John W. Alexander, Ed-win H. Blashfield, A. A. Weinman, Ken-yon Cox, C. Y. Turner.

The jury on sculpture comprises Messrs. H. A. MacNeil, Tabor Sears, A. A. Wein-man, Herbert Adams, Charles Grafly.

There will be a competition for the Medal of Honor, to be awarded for any architectural work in the United States represented at the exhibition by one or more photographs and one or more draw-ings. Competitions will also be held for the Henry O. Avery prize and for a special prize of \$300 for the best design submitted by an architect, sculptor and mural painter in collaboration.

The assigned subject for the special prize is a mural fountain, designed with reference to being placed in the wall of a building occupying a triangle formed by two converging streets.

The speakers at the banquet last night were Governor John A. Dix, Mayor Gay-nor, the Hon. J. L. Slayden, Edward Mil-ler, of the New York Times, and Thomas N. Osborn, of the Forestry Department, Washington.

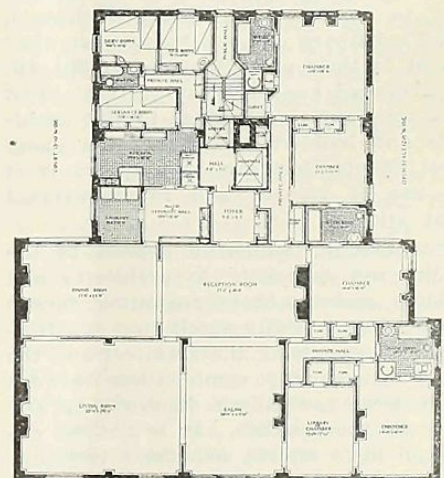


AN APARTMENT HOUSE FOR THE FIFTH AVENUE DISTRICT. 12 East 87th Street. George & Edward Blum, Architects.

suites, one on each floor, each consist-ing of fourteen rooms, with two extra servants' rooms located elsewhere in the building, and one suite of twelve rooms on the first floor.

The entertaining and reception space is arranged for large balls and receptions. Entirely removed from the reception-room are the bedrooms, all placed on the front and garden sides. On the east side of the house are the servants' quarters consisting of three large servants' rooms, kitchen, servants' hall, laundry and pantry.

All of the most modern improvements in heating, lighting, artificial ventilation, refrigeration, electric baths, etc., will be provided, also the model feature of laun-dries in each apartment with tubs and dryers in addition to the public laundry.



FLOOR PLAN OF THE "CAPITOL."

FRONT BRICK GROWING IN FAVOR.

Modern Selling Methods Largely Responsible for Increasing Use in New York.

Front brick is in greater demand than ever before in the history of modern construction. The reason for this is in the new realization of the unlimited artistic possibilities afforded by working with smaller units in facades. The perfecting of methods in manufacturing brick of various shades and designs has been a potent factor in bringing front brick up to the present high place it occupies in the estimation of architects. New selling methods have also had their effect in popularizing this type of building material.

The accompanying illustration shows two sides of a room where the most picturesque effect is obtained although all four walls are arranged in designs mortared in wide and narrow, flush and raked joints in combination with rough, finished, pressed and enameled brick. It is calculated to please the eye and charm the soul of any artist, architect or builder who is after new ideas.

In this exhibit, the element of imitation and the artificial are absent while originality prevails.

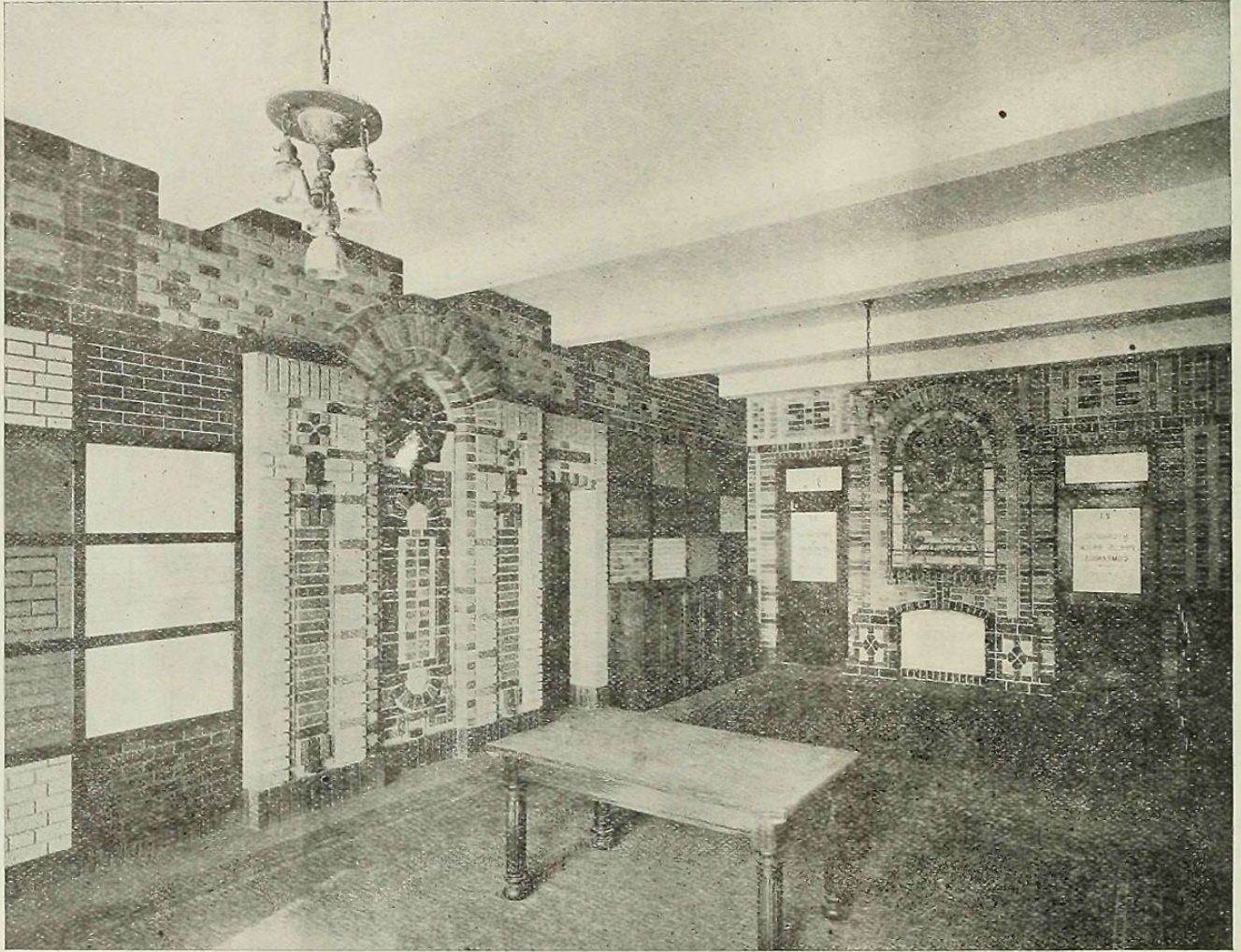
Messrs. Fredenburg & Lounsbury invite architects and prospective builders to view this exhibit before placing orders for face brick. The fact that this company has furnished front brick for 25,000 buildings in Greater New York alone, in the seventeen years of its existence and having the reputation of being "the largest distributors of front brick in the

TESTING VENTILATION LAW.

Realty Interests Seeking Data on Whether Object of Act is Accomplished.

REALTY interests, fearing that their efforts to learn whether the object of the law has been accomplished by the ventilating apparatuses installed under the orders and approval of the Department of Labor might be misunderstood, wish it to be known that they are unanimous in desiring proper ventilation and their views are expressed in a letter, authorized by Carlisle Norwood, counsel for the Realty League, and drawn up by A. R. Bastine, of Webster B. Mabie & Co., a member of the revision committee. This letter, which is being sent to all property owners, follows:

"Your property is included in the list which by request has been sent us by the



VIEW OF FREDENBURG & LOUNSBURY'S FRONT BRICK EXHIBIT.

The modern manufacturer is now able to produce brick in almost any color and in almost any quantity. Science has enabled him to use pigments with his clays so that he can obtain uniform colors without affecting the strength of his brick. It became necessary when this problem was overcome to acquaint the architect with the possibilities that lay before him of obtaining original polychrome effects. The distributors were able to co-operate with the architects, and Fredenburg & Lounsbury, when they moved to their present offices at 381 4th av, arranged an exhibition of front brick on a scale sufficiently large to give architects and builders an idea of the many novel effects that can be obtained from the use of smooth and rough-surfaced front brick.

This exhibit, which is opened to the public, and especially to architects and builders seeking ideas regarding facade effects, displays only stock sizes and colors, thus permitting the architect and the owner to get any combination between the extremes of these displays, at any time, on short notice. It is not an exhibit of ultra effects, expensive to reproduce, but in every way practicable and reasonable in cost.

world," gives it a commanding position in the presentation of designs and devices in strictly front brick construction.

Tenement House Department Gives Up Moving Plans.

Commissioner Murphy of the Tenement House Department announced through his secretary, Mr. Fink, this week that he had abandoned his plans for moving the Department to other quarters. The reason is that he had hoped to effect a lease for three years and save to the city a certain percentage of the \$15,000 a year which he is now paying at 44 East 23d st, besides defraying moving expenses by cheaper rent and at the same time obtaining for his clerks and assistants better quarters in which to work. The Board of Estimate was advised that it would not be wise to take a lease for three years at this time, as assurance has been given that the Municipal Building will be ready for occupancy in May, 1913, and that, therefore, there remains hardly a three-year interim.

The Commissioner readily acceded to this view when he learned that the Municipal Building would be completed in such short time and immediately gave up his plans for making a change.

Commissioner of Labor for the State of New York, in which he names buildings where orders of the Department of Labor for the supplying of further ventilation, have resulted in the installation of some one or other of several systems sold by different manufacturers for the purpose.

"A recent inspection of some of these buildings and of the ventilating apparatus has shown us that no permanent improvement in ventilation has resulted, and that therefore the owner has been put to a useless expense without conferring any benefit upon those who are intended to be the beneficiaries of the law.

"Mr. A. R. Bastine of this firm (Webster B. Mabie & Co.), is a member of the committee with which the Realty League with its membership of real estate owners and other representatives of real estate is associated, and which committee includes Mr. John Williams, Commissioner of Labor; and is engaged in formulating an amendment to the present ventilation law. A bill proposed by Mr. Williams and agreed to by all the members of the committee except Mr. Bastine and the Realty League will enable the Department of Labor to make new orders for ventilation, and it is readily conceivable that ventilating apparatus already in-

stalled under the orders and approval of the department may have to be thrown out and new substituted.

"WE ARE UNANIMOUS IN DESIRING PROPER VENTILATION, but we do not want a law which, while intended to give improved conditions to the working people, will result merely in accelerating the sale of ventilating apparatus, or which will bring about a serious impairment in the value of property, as it seems to us that this proposed law will do with its sweeping provisions. In order that the law-makers may have an opportunity of intelligently considering our views regarding the proposed law as prepared by Mr. Williams and those assenting to his views, we want to get all the facts as to the results of the installation of ventilation heretofore done under the demands of the Department, and from the investigation already made we believe that on looking further into what has been done we will find some evidence of the character that we have already discovered. Within our limited time it is impossible for us to visit each of these buildings. We therefore have to ask whether you will write us what your experience with the Department of Labor has been with ventilating apparatus you have installed on its demand. Whether the result was to furnish at all times improved ventilation; also any other information that will be of benefit in protecting your interests.

"For your own protection we ask you to communicate with us."

WHERE THE REALTY INTERESTS STAND.

The real estate interests are not seeking to find whether there is cash value to ventilation. That is already conceded. Every real estate man recognizes that the lack of ventilation and inadequate supply of the requisite amount of pure air to employees and workmen, will result in deficient work on the part of the operator. What the real estate men really want to learn is whether ventilating equipment, which has already been installed under previous orders of the Department of Labor, is being used, and if it was such as would have accomplished the benefit intended under the law.

With this idea in view, Mr. Bastine requested the Commissioner of Labor to prepare for him a list of buildings in which ventilating equipment has been installed under his orders and with the approval of his department. A list of one hundred and sixty factories and loft buildings in New York City was sent by Commissioner Williams to Mr. Bastine and an investigation is now in progress. Mr. Bastine said that the purpose of this investigation is to ascertain at first hand actual results obtained in factories which have complied with the departments' orders. Until this investigation has been completed the realty interests in the present controversy are unable to make any intelligent recommendation to the Commissioner or to the Committee as to which features, of the proposed new bill, as submitted to the Committee by Commissioner Williams, are good and which are bad.

The reason for this position, according to the argument of the real estate interests, is that in those cases where ventilating apparatus has been installed and approved by the Department of Labor, there has been accomplished as much as the department can hope to accomplish under the proposed law, and that therefore an inspection of what has been done would show what we may expect in the future in the way of administration. Five factories on Mr. Williams' list have already been visited and Mr. Bastine has some very interesting data showing that in most of the cases looked into, the equipment which has been installed is seldom in use or else has never been operated. One loft building owner wrote as follows:

"At one of our buildings, upon which we received the ventilating order from the Department of Labor and with which we complied, we installed rotary fans. This work was passed on and approved by the Department of Labor. I can positively state that not one of these fans have ever been operated by the tenant."

It is a straight business proposition with the real estate owners who do not want to be forced to install ventilating equipment unless that equipment is going to accomplish the object of the law. There must, therefore, be some defect in the present ventilation law, but it does not seem to be corrected in the bill which Commissioner Williams proposes. If conditions herewith cited prove to be true in the majority of cases of the one hundred and sixty listed, then the real estate men desire to have embodied in the new law some clause which will make the expenditure on the part of the owner, if the owner is compelled to make the installation, worth while.

For this reason the real estate men want the subject fully investigated before the Committee makes any endorsement of the bill now before it. The real estate men continue to believe that their position is entirely tenable and they do not want haste in the enactment of this measure. Now that the matter is up on conference, they want it fully and permanently settled.

VENTILATING ENGINEERS ELECT

R. P. Bolton Succeeds James D. Hoffman as President of American Association.

Reginald P. Bolton, civil and ventilating engineer, 527 5th av, was elected president of the American Society of Heating & Ventilating Engineers, held on Tuesday, Wednesday and Thursday of this week at the Engineering Society Building, 29 West 39th st. This was the seventeenth annual meeting and the report of officers showed that the membership had increased from 348 to 392, or within eight of the four hundred that President James D. Hoffman set out to register as members when he took office last year. The feature of the meeting was the report of the special Committee on Legislation for New York State of which D. D. Kimball, of 527 5th av, is chairman. Among other officers on this committee are C. B. J. Snyder, W. W. Macon, M. Mackay, R. C. Carpenter and Frank K. Chew.

Other officers elected are John R. Allen, Ann Arbor, Mich., first vice-president; Albert B. Franklin, Boston, Mass., second vice-president; W. W. Macon, New York, secretary; and U. G. Scollay of Brooklyn, N. Y., treasurer. These members of the Board of Governors were elected: J. D. Hoffman, Lafayette, Ind., August Kehm, Chicago, Ill., R. C. Carpenter, Ithaca, N. Y., James H. Davis, Chicago, Ill., and John T. Bradley of St. Louis, Mo.

On the first day of the session, Tuesday, routine business was conducted, during which former president James D. Hoffman made his report and secretary William W. Mackay told of the progress made during the year. The report of the treasurer was that there was considerably over \$1,500 in the treasury, and standing committees reported for their year's work. The report of the membership committee showed that almost all of the four hundred new members planned for early in the year had been taken into the organization. The reports of special committees included a report by the committee on legislation for New York State.

Mr. Kimball, the chairman, showed that

progress is being made in the matter of obtaining the proper ventilation law for New York and he had with him a draft of the proposed bill drawn by Commissioner Williams and by the special committee. Pending further action by the conferences suggested by the N. Y. Association for Labor Legislation, he said real estate representatives on the general revision committee were investigating with the view to making further recommendations. The committee was continued.

In the evening, papers were read by William G. Snow on the report of the committee of Interpretation of the new constitution. A discussion followed this reading. G. T. Gifford, a member, read a paper on "Pipe-Line Designs" for central station heat followed by a discussion. Professor Severance Burrage, of Lafayette, Ind., presented, by request, a paper on the subject of "The Value of Good Ventilation" at the afternoon session on Wednesday. Doctor W. A. Evans, of Chicago, also read a paper by request on the subject, "Standards of Ventilation." This topic was discussed and a desire was expressed of having this system of ventilating laws applied to private schools as well as public schools.

On Wednesday evening, the annual reception and dinner was held and on Thursday morning, Nelson S. Thompson, a member of the society, read a paper on the ventilation of the Capitol at Washington, D. C. The topic discussed at this session was the use of vacuum heating in heating plants. On Thursday evening, D. M. Quay, chairman of the special committee, reported on the effect of air leakage and wind velocity on heating guarantees. Officers were installed at this meeting and discussion on various topics followed.

BUILDING ENCROACHMENTS

Superintendent Henderson on the Question of Jurisdiction.

Editor Record and Guide:

Your issue of January 21st contains an article by Albert E. Davis, entitled "No Jurisdiction," in which Mr. Davis states that he was surprised that the Borough President raised the question of jurisdiction. This is another sample of the effect of an architect having a dream that he is a lawyer. It is a well known rule that if a tribunal does not have jurisdiction, such jurisdiction cannot be conferred upon it by the consent of parties. Any judgment rendered by such a tribunal would be of no binding effect on the parties or on anybody else.

Yours very truly,

JAMES A. HENDERSON.

(Superintendent of Buildings, Borough of the Bronx.)

The Architectural Record for February.

Prof. Stanley D. Adshead of Liverpool University is a contributor to the Architectural Record Magazine for February on the subject of Modern American Architecture in Comparison with that of Other Cities; a deliverance that will be recognized as of the highest importance in the architectural world.

This magazine number is very rich in its contents, both in text and pictures. There is an illustrated article on "English Roadside Cottages with Their Doorway Gardens," another by Montgomery Schuyler on the Architecture of American Colleges, and one on "Thomas Jefferson the Architect," into which is introduced a study of the famous home of Jefferson, "Monticello," which is now owned by a citizen of New York, Mr. Jefferson M. Levy.

Other illustrated articles are entitled "Paris School Days" and "Studies of Design Without Ornament."

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx
AN AID TO ALL SALES DEPARTMENTS

INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

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

Esor Realty Co, Jamaica and Ocean View avs, Queens, owners; 12.
 Wilson Eyre, 41 E 30th st, ar't; G C Feb 1.
 Vienna Const Co, 136 Belmont av, owner; subs.*
 Angelo Corretta, 2369 Hughes av, owner; subs.*
 Penn Liberty Const Co, 1498 Eastern Parkway, owner; subs.*
 Maria Parrato, 740 E 214th st, owner; subs.
 Schwenck Const Co, Bedford av and Grand st, owner; subs.*

M Engelhardt, 1600 Beverly road, owner; subs.*
 Rapelyea Bldg Co, 281 Tompkins av, owner; 4, 5, 12.*
 Harrison Estates, 27 William st, owner; 8, 9, 12.
 Henry R Drowne, 306 W 78th st, owner; 8, 9, 12.
 Realty Operating Co, 15 Wall st, owner; 12, 14.
 Greenwich Investing Co, 69 W 138th st, owner; 12, 14.

Dr B B Marco, Hotel Ansonia, Bway & 73d st, owner; 12.
 Samuel Rosenstock, Bible House, owner; 9, 12.
 Gaetano Gelfo, 56 E Houston st, owner; 24.
 Samuel & Hamel, 476 Grand st, owner; 12, 24.
 Peter McGinn, 1415 5th av, owner; 7.
 Union Settlement, 223 E 104th st, owner; 22.
 A Siegel, 89 Maiden lane, owner; 24.
 Edw J Sheeley, 1374 Lex av, owner; 24.
 Wm S Devery, 236 W 13th st, owner; 24.
 Joseph Fleischer, 87 Bowery, owner; 24.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

POST AV, e s, 100 s Emerson st, four 5-sty brick tenements, 25x88, gravel roof; cost, \$22,000; owner, Realty Operating Co., 15 Wall st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 30.

Hotels.

55TH ST, n s, 125 e 7th av, 12-sty brick and stone hotel, 50x105.2, slag roof; cost, \$275,000; owner, George Backer Const. Co., 1182 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 33.

Stables and Garages.

TOMPKINS ST, No. 19, 1-sty brick stable, 25x125, slag roof; cost, \$10,000; owner, Dr. B. B. Marco, Hotel Ansonia, Broadway and 73d st; architect, Louis A. Sheinart, 194 Broadway. Plan No. 32.

Stores, Offices and Lofts.

HUDSON ST, w s, 26.9 n Christopher st, two 6-sty brick and stone lofts, 40.1x84.3 and 30x85, plastic slate roof; cost, \$120,000; owner, Greenwich Investing Co., 69 West 128th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 31.

PEARL ST, s w cor Elm st, 10-sty brick and stone warehouse and office building, 49.7x73.3, composition roof; cost, \$175,000; owner, Harrison Estates, 27 William st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 27.

Not awarded.

BROADWAY, w s, 25 n 91st st, 1-sty brick store, 25.6x95, plastic slate roof; cost, \$3,000; owner, Samuel McMillan, Aqueduct av and 180th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 28.

36TH ST, No. 147 West, 8-sty brick and stone office, asphalt and gravel roof, 20x98; cost, \$40,000; owner, Henry R. Drowne 306 West 78th st; architect, Thomas Tryon, 39 East 28th st. Plan No. 29.

Not awarded.

SPRING ST, No. 154, 5-sty brick and stone store and loft, 20x75, slag roof; cost, \$22,000; owner, Nathan Harrison Realty Co., 63 Park Row; architect, Louis A. Sheinart, 194 Bowery. Plan No. 34.

MANHATTAN ALTERATIONS.

CROSBY ST, No. 59, partitions to 7-sty brick store and tenement; cost, \$100; owner, Michael Briganti, 218 Lafayette st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 130.

CHURCH ST, n e cor Reade st, alter stairs, doors, elevators to two 6-sty brick lofts; cost, \$2,000; owner, George H. Stege, 186 Hewes st; architect, Walter S. Timmis, 150 Nassau st. Plan No. 157.

DELANCEY ST, No. 136, partitions, stairs, piers, to 5-sty brick tenement; cost, \$2,500; owner, Sarah Grozcky, 108 West 115th st; architect, M. A. Cantor, 29 West 42d st. Plan No. 155.

EAST HOUSTON ST, No. 56, partitions, toilets to 3-sty brick shop and stores; cost, \$500; owner, Gaetano Gelfo, 56 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 131.

GRAND ST, No. 476, 4-sty brick rear extension, 25x29, toilets, piers to 4-sty brick tenement; cost, \$5,000; owner, Samuel & Hamel, 476 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 136.

LUDLOW ST, No. 38, partitions, toilets to 5-sty brick tenement and stores; cost, \$200; owner, Harris Sakolski, 354 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 135.

NORTH MOORE ST, Nos. 28-30, elevator shaft to 7-sty brick warehouse; cost, \$2,000; owner, New York Real Estate Asso., 309 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 147.

PITT ST, Nos. 68-70, partitions to 6-sty brick tenement; cost, \$30; owner, Moses Pechter, on premises; architect, N. H. Schechter, 472 Grand st. Plan No. 163.

WASHINGTON ST, No. 281, stairs, partitions to 5-sty brick and stone store and loft; cost, \$500; owner, Estate Simon Lichtenstein, 83 Barclay st; architect, John H. Knubel, 318 West 42d st. Plan No. 129.

10TH ST, No. 225 West, show windows, partitions to 5-sty brick tenement; cost, \$150; owner, Geo. Mundorff, 224 East 18th st; architect, John Brandt, 271 West 125th st. Plan No. 134.

21ST ST, No. 9 West, partitions to 3-sty brick store and dwelling; cost, \$450; owner, Pittsburg Building Co., 787 5th av; architect, Carl P. Johnston, 8 East 42d st. Plan No. 140.

Otto Melin, 178 Wooster st, has contract.

28TH ST, Nos. 111-113 West, 1 and 3-sty brick front and rear extensions, partitions to two 3-sty brick stores and dwellings; cost, \$10,000; owner, Helen Dunne, 111 West 28th st; architect, Frank Goodwillie, 1170 Broadway. Plan No. 159.

34TH ST, Nos. 324-328 East, partitions, store fronts, install elevators, skylights to three 6-sty brick tenements; cost, \$10,000; owner, Julius Sternfeld, 114 East 23d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 158.

40TH ST, No. 402 West, 4-sty brick front extension, 18.4x6.9, partitions, elevator shaft, stairways, fireproof shutters to 4-sty brick store and tenement; cost,

\$6,000; owner, Samuel Rosenstock, Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 128.

42D ST, Nos. 5-7 East, alter vault under sidewalk, iron beams to 10-sty brick office building; cost, \$650; owner, Joseph Milbank, 27 East 39th st; architects and engineers, Boller & Hodge, 149 Broadway. Plan No. 132.

Cauldwell-Wingate Co., 381 4th av, have contract.

42D ST, Nos. 37-41 West, new stairs, partitions, front stoop, to two 4-sty brick store and office; cost, \$2,500; owner, Grant M. McDonald, 263 West 139th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 150.

42D ST, No. 103 West, erect sign to 1-sty store; cost, \$200; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schöen, 25 West 42d st.

56TH ST, No. 55 East, windows to 4-sty brick office and studio; cost, \$350; owner, Mary H. Lester, 453 West 143d st; architect, E. B. Chestersmith, 150 Nassau st. Plan No. 161.

83D ST, No. 420 East, toilets, partitions to 5-sty brick store and tenement; cost, \$250; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 122 Bowery. Plan No. 162.

98TH ST, Nos. 104-106 West, 97th st, Nos. 107-109 West, alter floors, beams, stairways to 1-sty brick and stone pumping station; cost, \$7,000; owner, City of New York; engineer, I. M. de Varona, 13-21 Park Row. Plan No. 138.

104TH ST, No. 227 East, 2-sty brick rear extension, 16.8x19.6, partitions, skylights, new entrance to 3-sty brick school; cost, \$5,000; owner, Union Settlement, 723 East 104th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 141.

112TH ST, No. 160 East, alter partitions, windows to 4-sty brick and stone synagogue and meeting rooms; cost, \$3,000; owner, David Cohen, 198 Broadway; architect, Jacob Fisher, 296 East 3d st. Plan No. 156.

125TH ST, Nos. 149-153 East, 1-sty brick rear extension, 7.4x25, to three 3-sty brick lofts and restaurant; cost, \$2,500; owner, C. Weissbecker Estate, 266-268 West 125th st; architect, Samuel J. Best, 341 Lenox av. Plan No. 137.

AMSTERDAM AV, No. 1802, partitions to 5-sty brick tenement; cost, \$200; owners, C. M. & L. A. Ware, 885 Columbus av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 127.

AMSTERDAM AV, Nos. 441-447, cut openings, partitions, show fronts to 5-sty brick store and tenement; cost, \$1,000; owners, J. E. & J. Conron, Ansonia Hotel, Broadway and 73d st; architect, Henry Andersen, 7 West 42d st. Plan No. 160.

BROADWAY, Nos. 1564-1566, sign to 1-sty brick store and dwelling; cost, \$400; owner, Solomon Bloom; architect, Eugene Schoen, 25 West 42d st. Plan No. 126.

BROADWAY, No. 3470, 2-sty front extension, 20x5.10, partitions, to 4-sty brick dwelling; cost, \$2,500; owner, Walter A. Wells, 81 Manhattan av; architect, Theodore P. Klearath, 122 William st. Plan No. 154.

Thomas B. Watson, Jr., 122 William st, has contract.

BOWERY, No. 119, 1-sty brick rear extension, 25.2x51.6, plumbing, stairs to 3-sty brick store and lodging house; cost, \$2,500; owner, Joseph Fleischer, 87 Bowery; architect, Max Muller, 115 Nassau st. Plan No. 151.

LEXINGTON AV, Nos. 752-762, toilets, windows to 5-sty brick store and tenement; cost, \$300; owner, A. Siegel, 89 Maiden lane; architect, David Bleier, 99 Mangin st. Plan No. 142.

MADISON AV, No. 1915, partitions, new entrance, windows to 4-sty brick dwelling; cost, \$1,000; owner, Hospital for Deformities of Joint Diseases, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 133.

1ST AV, No. 2091, alter windows, roof, to 6-sty brick tenement; cost, \$150; owner, Michele Aroia, 2081 1st av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 149.

3D AV, No. 862, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$700; owner, Edward J. Sheeley, 1374 Lexington av; architect, Chas. S. Stegmayer, 168 East 91st st. Plan No. 143.

5TH AV, No. 331, 2-sty brick rear and front extension, 20x20, stairs, walls, to 5-sty brick store and loft; cost, \$18,000; owners, Harrison G. Dyar, Washington, D. C., and P. N. Knoss, Manhattan; architect, Thomas W. Lamb, 489 5th av. Plan No. 148.

5TH AV, No. 628, alter pent house to 6-sty brick office; cost, \$500; owner, Wm. W. Hall, 11 East 42d st; architect, Alex M. Welch, 11 East 42d st. Plan No. 153.

5TH AV, s w cor 118th st, partitions, new steel beams to 5-sty brick store and tenement; cost, \$5,000; owner, Peter McGinn, 1415 5th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 139.

6TH AV, No. 195, alter stairs, toilets, cut openings, to 3-sty brick store and dwelling; cost, \$500; owner, A. Butler Duncan, Hempstead, L. I.; architect, Walter H. Volckening, 116 Decatur st, Brooklyn. Plan No. 146.

Jersey Construction Co., 1041 Pacific st, Brooklyn, has contract.

7TH AV, Nos. 772-774, erect sign to 3-sty brick theatre; cost, \$300; owner, Winter Garden Amusement Co., 1416 Broadway; architect, Strauss & Co., Inc., 442 West 42d st. Plan No. 152.

9TH AV, n e cor 54th st, alter toilets, windows, to 6-sty brick store and tenement; cost, \$200; owner, Wm. S. Devery, 236 West 13th st; architect, Paul W. Gussow, 23 Duane st. Plan No. 145.

10TH AV, No. 819, partitions, windows, toilets to 4-sty brick store and tenement; cost, \$1,500; owner, H. Abraham, 825 10th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 164.

PROJECTED BUILDING.

Bronx.

Dwellings.

ELLISON AV, e s, 300 n Waterbury av, 2-sty frame dwelling, tin roof, 21x48; cost, \$3,200; owners, L. P. Fries Co., 1680 Eastchester rd; architect, L. P. Fries, 1680 Eastchester rd. Plan No. 27.

Factories and Warehouses.

DELANCEY ST, e s, 213 n Morris Park av, 1-sty brick factory, tin roof, 50x70; cost, \$8,000; owner, Maria Curti, 2336 Cambrelling av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 28.

Stables and Garages.

MORRIS AV, w s, 79.8 s 165th st, 2-sty brick garage, tin roof, 24.6x85; cost, \$9,000; owner, Harry Lee, 1112 2d av; architect, C. H. Dietrich, 1112 2d av. Plan No. 24.

WASHINGTON AV, w s, 50.3 s 173d st, 1-sty brick garage, tin roof, 18x18; cost, \$1,000; owner, Dr. M. Krakowski, 1656 Washington av; architect, B. Ebeling, 1136 Walker av. Plan No. 25.

GRAND BOULEVARD AND COURSE, No. 2015, 1½-sty brick garage, asbestos shingle roof, 20x22; cost, \$1,200; owner, Babette Moller, on premises; architect, Henry Placek, 316 East 65th st. Plan No. 26.

VILLA AV, e s, 296.6 s Van Cortlandt av, 1-sty brick stable, tin roof, 25x15; cost, \$550; owner, Filomena Buffano, 3178 Villa av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 29.

SO. BOULEVARD, w s, 115 n 167th st, 2-sty brick garage, tin roof, 50x98; cost, \$7,500; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Robt. E. La Velle, So. Boulevard and Freeman st. Plan No. 30.

BRONX ALTERATIONS.

BRISTOW ST, No. 1398, two new bay windows, to 2-sty frame dwelling; cost, \$500; owner, Henry Hollerith, on premises; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 25.

159TH ST, n s, 98.9 w Sheridan av, 1-sty frame extension, 11x16, to 1-sty frame stable and shed; cost, \$50; owner, Henry H. Sherman, 44 Pine st; architect, W. Sargent, Grand Central Station. Plan No. 27.

AMETHYST AV, e s, 370 n Morris Park av, new partitions, etc., to 2-sty frame dwelling; cost, \$250; owner, Solomon Ginsberg, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 23.

EAGLE AV, e s, 125 s 158th st, move 3-sty frame dwelling; cost, \$1,000; owner, Mary Dietsch, 782 Eagle av; architect, M. J. Garvin, 3307 3d av. Plan No. 26.

MORRIS AV, Nos. 621, 623 and 625, new vent shafts, water closets, etc., to three 3-sty frame dwellings; cost, \$1,800; owner, Congetta Zingaro, on premises; architect, Nathan Langer, 81 East 125th st. Plan No. 24.

RESERVOIR OVAL, e s, 75 s Holt pl, 1-sty frame extension, 9x12, to 2-sty frame dwelling; cost, \$250; owner, Mrs. John Mallet, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 28.

ADVANCE REPORTS.

Nine sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Jan. 21st to 27th inclusive, against 17 filed in the corresponding week last year, the comparative costs being \$667,000, for the week ending Jan. 27, 1911, and \$1,440,700 for the corresponding week in 1910. In the Bronx, 7 buildings were projected at an estimated cost of \$30,450, against 25 costing \$420,650 for the corresponding week last year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$697,450, against \$1,861,350 for the corresponding week in 1910.

No Architect Yet for New Cooper Union

3D AV.—It was learned on Thursday that no plans have yet been prepared or an architect selected for the proposed new educational building which the Trustees of Cooper Union contemplate erecting on the site of the Seventh Regiment, which comprises the entire block bounded by

3d av; Hall place, 6th and 7th sts. The site is owned by the city and arrangements have been made by the Trustees for a lease of the block for a period of ninety-nine years. In ground area it measures a little less than the Cooper Union plot, at Cooper Square, 8th st, 3d and 4th avs. The character of construction, height and estimated cost of the improvement has not yet been determined. The old Cooper Union was erected through the beneficence of Peter Cooper, who gave \$1,000,000 for its construction and other sums as an endowment to maintain it as a free school.

D. H. Burnham & Co. to Plan \$2,000,000 Building for Continental Insurance Co.

LIBERTY ST.—D. H. Burnham & Co., architects, of Chicago, Ill., have been commissioned by the Continental Fire Insurance Company to prepare plans for the new 30-sty office building for Insurance interests, to occupy an area of 20,000 square feet at Nos. 78-88 Liberty st, extending through to Nos. 13-27 Cedar st. Work on the project will be commenced as soon as plans are completed and approved. The cost has been estimated to exceed \$2,000,000. Facing the proposed building on the Liberty st side is the new German-American Insurance Company's building, and on the opposite corner of Maiden lane and William st stands the tall home of the Royal Insurance Company. The structure will have a frontage in Liberty st of 143.11 ft. and 146.10 ft. in Cedar st. (See also issue Jan. 21, 1910, page 108.)

Contract for Murray Street Building.

MURRAY ST.—The Cauldwell-Wingate Company, No. 381 4th av, have obtained the contract on the percentage basis to erect the 12-sty modern fireproof loft building at Nos. 71-73 Murray st for Daniel E. Seybel. The improvement is the first of its kind in the neighborhood. It will cover a frontage of 50 ft., having floors of large carrying capacity and no interior columns to obstruct the floor space. There will be three electric elevators, one passenger and two freight. The work of demolishing the present 5-sty buildings has begun and it is thought that the new structure will be ready for use by October 1. The estimated cost of the operation including land and building is placed at about \$500,000. Messrs, Carrere & Hastings, 225 5th av, are the architects.

Telephone Building for Lispenard St.

LISPENARD ST.—Plans are being prepared by McKenzie, Voorhees & Gmelin and C. L. W. Eidlitz, associated, 1123 Broadway for the new telephone building which the American Telephone & Telegram Co., 15 Dey st, is to erect at Nos. 18 and 24 Lispenard st, running through to Walker st. The structure will be about 20-stys in height having ground measurements of 60x200 ft and will of course be of the best fireproof construction throughout. Two floors in the building will be occupied by the New York Telephone Co. J. J. Carty, in care of the owner, No. 15 Dey st, is engineer. Officers of the company are Theodore N. Vail, president, Charles E. Hubbard, secretary, William R. Driver, treasurer. The general contract it is understood will be awarded without delay.

Architects for Klein & Jackson Building

4TH AV.—Messrs. Rouse & Goldstone, architects, 12 West 32d st, are preparing plans for a high-class 12-sty mercantile building for Messrs. Klein & Jackson, to be erected on the southwest corner of 4th av and 20th st, on a plot fronting 100 ft. on the av and 87 ft in the st, with an "L" in the rear. The facades will be entirely of terra cotta and limestone designed in pure Gothic order. The building will be constructed strictly fireproof with extra high stories and will have

light on all four sides, the entire basement being laid up with face brick. There will be four electric elevators and in general the building is designed to meet the requirements of a strictly high-class mercantile business. The estimated cost is placed at \$400,000.

Ancient Order of Hibernians to Build.

5TH AV.—The Ancient Order of Hibernians, 243 East 58th st, contemplate the erection of a new theatre at the north-west corner of 5th av and 116th st. It is stated that Joseph Edelstein of the People's Theatre and Max Willner of the Kessler Lyric Theatre Co., have leased the building for a term of 25 years and will conduct it as a Jewish playhouse. No plans have yet been prepared. H. Van Buren Magonigle, of 7 West 38th st, has prepared plans for the Order of Hibernians in previous operations. Mr. Magonigle has been out of town for the past few weeks and could not be interviewed on the matter.

Hedden Co. Gets Newark Contract.

NEWARK, N. J.—The general contract has just been placed with the V. J. Hedden & Sons' Co., No. 1 Madison av, Manhattan, for the construction of a 2-sty store and auditorium building, 81x118x60 feet with a wing 44x20 feet at the northwest corner of Broad and Hill sts. The seating capacity will be about 1,700. The Chelsea Securities and Investment Co. of which Louis Leschziner, 776 Broad st, is president, will erect the building. Plans were prepared by McMurray & Pulis, of 22 Clinton st, this city. Total cost is about \$50,000.

Newark to Have \$100,000 Bath House.

NEWARK, N. J.—Richard W. Erler, architect, 45 Clinton st, is preparing plans for a brick and stone public bath house, 1 and 3-stys, 75x65 ft., to be erected by the city of Newark at Clayton and West sts, to cost approximately \$100,000. Messrs. Werner & Windolph, 27 West 33d st, Manhattan, are also associate architects. William Pennington, City Hall, Newark, is chairman of the building committee. It is not probable that bids will be taken before mid-summer.

Two New Apartment Houses.

141ST ST.—Geo. Fred Pelham, 507 5th av, architect, is preparing plans for two elevator apartment houses to be erected in the north side of 141st st, 275 ft. west of Lenox av. These apartments will be 6-stys, having a frontage of 125x95.11 ft. each. The owner is the Kramer Contracting Co., of No. 35 Nassau st, who will do their own erecting. The apartments will be modern in every respect, fitted with electric service elevators. The total cost will approximate \$400,000.

Plans for Three New Public Schools.

MANHATTAN.—C. B. J. Snyder, 500 Park av, architect of Public Schools, is completing plans for the following new school buildings: One to be erected in East 12th st, between Avs B and C, to cost \$300,000; one for the Bronx, on Randolph av, between 172d and 173d sts, estimated to cost \$275,000; and one to be erected at Pacific and Union Hall sts, Jamaica, L. I., to cost \$200,000.

McKinley Av. and Enfield St., Brooklyn.

BROOKLYN.—The Rapelyea Building Co., Fler Bros., 281 Tompkins av, are having plans prepared by H. Vollweiler, 696 Bushwick av for the improvement of McKinley av and Enfield st, with twenty-three, 2-sty brick residences each measuring 20x35 ft. Estimates will be received by the owner immediately on all contracts. This operation will cost nearly \$100,000.

Ex-Mayor McClellan Contracts to Build.

PRINCETON, N. J.—George B. McClellan, ex-mayor of New York, has just awarded to W. R. Mathews, of this place,

the general contract to erect his new residence, 3-stys, frame and stucco, 40x75 ft., at Princeton. Messrs. Hoppin & Koen, 244 5th av, Manhattan, are the architects. The contracts for foundations and superstructure were awarded separately.

Apartments Flats and Tenements.

7TH AV, N. Y. C.—John H. Springer, 131 Riverside Drive, owner, will improve the three 5-sty tenements, Nos. 2062-2070 7th av, from plans by A. L. Kehoe & Co., 1 Beekman st.

14TH ST, N. Y. C.—D. Briganti, 205 East 17th st, has completed plans for a 6-sty tenement, 25x90 ft., for A. Rossello, 524 East 14th st, to be erected at No. 524 East 14th st, at a cost of \$25,000.

HOLLAND AV, N. Y. C.—Architect, Chas. S. Clark, 441 East Tremont av, is preparing plans for a 4-sty brick tenement, 25x73 ft, to be erected by Maria Parrato of 740 East 214th st, on the east side of Holland av, 100 ft south of 214th st. Estimated cost about \$20,000.

CROTONA AV, N. Y. C.—Excavating is under way for the 6-sty tenement and store building, 84x63 ft, which is to be erected at the southwest corner of Crotona av and 187th st, from plans by M. W. Del Gaudio, 1910 Webster av. Angelo Corretta, 2369 Hughes av, is the owner and is now taking estimates on all sub contracts. The estimated cost is \$60,000.

172D ST, N. Y. C.—Nast & Springsteen, No. 21 West 45th st, will complete plans about the middle of February for two 5-sty twenty family flats, 47x71 ft each to be erected at the south east corner of 172d st and Park av. The owner's name is for the present withheld.

BROOKLYN.—Shampan & Shampan, architects, of 772 Broadway, Brooklyn, are preparing plans for a 5-sty flat house to be erected south side of South 3d st, 228.6 ft east of Bedford av, Brooklyn, for S. Greenwald, of Manhattan as owner. Colonial style of architecture, Harvard brick front laid up in a flemish bond, terra cotta and stone trimming.

BROOKLYN, N. Y.—At Bedford av and Grand st, the Schwenck Const. Co. will erect a 6-sty high-class flat building covering about 40x90 ft, to cost about \$45,000. These plans are being prepared by Shampan & Shampan, 772 Broadway, Brooklyn. All figures will be received by the owner for labor and materials.

BROOKLYN, N. Y.—M. Englehardt, 1600 Beverly rd, Brooklyn, will soon begin the erection of a 4-sty brick and limestone apartment house, 73x90 ft, at the northwest corner of East 16th st, and Dorchester rd, to cost about \$40,000. Cohn Bros., 361 Stone av, are preparing these plans. The owner handles all building contracts.

BROOKLYN.—The Penn Liberty Construction Co. (M. Topol, 1498 Eastern Parkway, president), will be ready to receive figures about Jan. 31, for the erection of two 4-sty brick flats on East New York and Pitkin avs, to cost \$30,000 each. Cohn Bros., 361 Stone av, are completing these plans.

Contracts Awarded.

BROADWAY, N. Y. C.—The Bethlehem Steel Co., 111 Broadway, has received the contract to furnish 12,000 tons of structural steel necessary for the new Greeley Square Hotel, to be erected on the east side of Broadway, between 33d and 34th sts. The Thompson-Starrett Co., hold the general contract. 25-stys, 197.5x150 ft, estimated cost \$4,500,000. F. M. Andrews & Co., 1 Madison av, architects.

IRVING PL, N. Y. C.—The contract for furnishing 800 tons of structural steel has been awarded to the Levering & Garrigues Co., of West 23d st, necessary for the new 12-sty loft and office building to be erect-

ed by the Consolidated Gas Co., at the southeast corner of Irving pl and 15th st. Henry J. Hardenbergh, architect. Estimated cost is \$500,000. The Geo. A. Fuller Co., 111 Broadway, has the general contract.

21ST ST, N. Y. C.—Otto Melin, 178 Wooster st, has obtained the contract for making alterations to the 3-sty store and dwelling No. 9 West 21st st for the Pittsburgh Building Co. Carl P. Johnston, 8 East 42d st, architect.

42D ST, N. Y. C.—The Cauldwell-Wingate Co., 381 4th av, has received the contract for alterations to the vault under the sidewalk to the 10-sty office building Nos. 5-7 East 42d st, owned by Joseph Milbank, 27 East 39th st. Boller & Hodge, 149 Broadway, engineers.

45TH ST, N. Y. C.—Peter Combs, 62 West 45th st, has just obtained the contract for the mason work on the 12-sty loft building for the George Backer Construction Co., 1182 Broadway, at Nos. 62 and 64 West 45th st. Rouse & Goldstone, 12 West 32d st, are the architects. Estimated cost of building is \$200,000.

17TH ST, N. Y. C.—The C. F. Bond Co., 136 Liberty st, has received the contract to erect an ice plant for Messrs. Elder & Wells, owners, at 440-4 West 17th st, from plans by J. Kastner & Dell, 1123 Broadway.

6TH AV, N. Y. C.—The Jersey Construction Co., 1041 Pacific st, Brooklyn, has received the contract for extensive changes to the 3-sty store and dwelling No. 195 6th av, for A. Butler Duncan, of Hempstead, Long Island.

5TH AV, N. Y. C.—Levin & Levin, 320 5th av, have received the contract for alterations to the loft building No. 537 5th av, for Hoffman & Rothschild.

BROADWAY, N. Y. C.—Thomas B. Watson, Jr., 122 William st, has received the contract for enlarging the 4-sty dwelling No. 3470 Broadway, for Walter A. Wells, 81 Manhattan av. Plans have been prepared by Theodore P. Kliearath, 122 William st.

MANHATTAN.—Charles Meads & Co., 299 Broadway, Manhattan, has received the contract for constructing elevators, stairs, drainage, ornamental and electrical work for the anchor piers of the Queensboro Bridge over the East River, between Manhattan and Queens Boroughs, at \$57,300.

FORT LEE, N. Y.—Donald Mitchell, 306 West 53d st, Manhattan, has received the general contract to erect a 1-sty brick factory, 58x115 ft, at this place for the Eclair Film Co., 31 East 27th st, to cost about \$24,000. Taylor & Levi, 105 West 40th st, Manhattan, are the architects.

CONEY ISLAND.—The Northeastern Construction Co., 225 5th av, Manhattan, has received the general contract to erect the 3-sty bath house at Coney Island for the city. F. H. Quinby, 99 Nassau st, Manhattan, prepared the plans.

LONG ISLAND.—E. E. Paul & Co., 1 Madison av, Manhattan, has received the contract to erect an addition to the factory of Steinway & Sons, on Long Island. W. K. Benedict, 1133 Broadway, Manhattan, architect.

TRENTON, N. J.—The J. L. Mott Iron Works, Manhattan, has received the contract for furnishing three lamp standards for the U. S. Public Building, Trenton, N. J.

OWENSBORO, KY.—The contract for installing one electric passenger elevator in the U. S. Public Building, Owensboro, Ky., has been awarded to the Otis Elevator Co., of 17 Park pl, Manhattan.

KEY WEST, FLA.—The contract for the construction of a quay wall at Key West, Fla., has been awarded to the Hennebique Construction Co., of New York City, at \$109,000.

Banks.

ROCHESTER, N. Y.—The Union Trust Co. (Frank Taylor, president) has commissioned architects Crandall & Strobel of this city, to design plans for a 2-sty, fireproof bank building, 20x60 ft, to be erected at 24 State st. The facade will be of brick, granite, concrete and steel. No contract has yet been awarded.

SECAUCUS, N. J.—The First National Bank of Secaucus, N. J., has purchased from Ernest Zitzman, a plot at the southwest corner of the Paterson Plank rd and Humboldt st. The corner will be improved with a modern brick building, which will be used exclusively by the bank.

Churches.

BUFFALO, N. Y.—George A. Setter, architect, 2003 Seneca st, has completed plans for a 3-sty brick and stone church and parochial school, 53x91 ft., to be erected at Moselle and Ferry sts, for St. Matthews Roman Catholic Church, Rev. Father Geo. Sellinger, rector. Estimated cost is about \$45,000. Bids are wanted immediately on foundations.

NEWARK, N. J.—Stephenson & Wheeler, architects, 18 West 27th st, Manhattan, have completed plans for a 1-sty hollow tile and stucco edifice, 1-sty, 83x38 ft., for St. Mark's Episcopal Mission, Rev. D. L. Graham, rector, 785 Lake st, to be erected at Heller Parkway and Ridge st, to cost \$10,000.

COLLINGSWOOD, N. J.—George E. Savage, architect, is designing a church and Sunday school building at Collingswood for the First Baptist Church. The estimated cost is \$42,000.

Dwellings.

BROOKLYN, N. Y.—Cohn Brothers, 361 Stone av, Brooklyn, have plans under way for the erection of eight 2-sty brick residences measuring 20x35 ft, to be erected in the north side of 65th st, 90 ft. west of 8th av. The Vienna Construction Co. of which Chas. Stein, 136 Belmont av, is president, will erect the buildings. The owner handles all building contracts and is now ready for figures.

QUEENS, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for six stores and dwellings each 3-stys, 20x68 ft for the Esor Realty Co. to be erected at Jamaica and Ocean View avs. The total cost is estimated at about \$60,000.

PLAINFIELD, N. J.—Wilson Eyre, 41 East 30th st, Manhattan, has prepared plans and will be ready to take figures about January 30, for a tile, stucco, 2½-sty residence, 90x45 ft to be erected in this city for W. G. Cooke. The cost is estimated at \$45,000.

Factories and Warehouses.

DELANCY PL, N. Y. C.—M. W. Del Gaudio, architect, 1910 Webster av, is preparing plans for a 1-sty brick factory and marble yard on a plot 50x70 ft, on the south side of Delancy pl, west of Morris Park av, to cost \$5,000. Parson's Marble Works, of 2336 Cambrelling av, is the owner.

UTICA, N. Y.—Plans have been completed and estimates are being received by T. H. Williams, architect, Shubert Block, for the construction of a 1-sty factory, 160x160 ft., for the Loritz Tenscher Co. Estimated cost, \$60,000.

OSWEGO, N. Y.—John H. Seeber architect, Arcade Building, is preparing plans for a 3-sty brick knitting factory, 60x60 ft., and a 1-sty power house, 25x60 ft., at Syracuse av and East 4th st for James A. Shufelt, 157 East 3d st. Cost, \$25,000.

BUFFALO, N. Y.—Edwin C. Sutton, 72 Elm st, president of Wheat's Ice Cream Co. contemplates the erection of a 3-sty, fireproof, brick and steel, factory and stable building on the east side of Elm

st near Broadway. The Wagner Machine Co. of this city are the refrigerating engineers. The architect's name is withheld but it is understood that he has been practically selected.

SYRACUSE, N. Y.—Edward A. Howard, architect, Bastable Bldg., Schenectady, N. Y., has just been selected to design plans for a new wood-working plant for Hueber Bros., contractors, of 215 Baker av, Syracuse. Brick, mill construction, about 40x65 ft. Contracts for construction have not been issued.

SYRACUSE, N. Y.—The Marcellus & Otisco Lake Railway Co. will receive bids February 1 for the construction of a 3-sty concrete factory and power building, 100x250 ft, which it will erect here.

ILION, N. Y.—Plans have been completed for enlarging the plant of the Remington Typewriter Co. Construction will soon be started.

LOCKPORT, N. Y.—The Lockport Textile Co. plans to double the capacity of its plant by erecting a mill twice the size of the present one.

PLAINVILLE, CONN.—The Trumbull Electric Mfg. Co., Plainville, Conn., manufacturer of electrical supplies, has completed plans for large additions to its factory. Skylights, sprinkler system, two freight elevators and an electric system will be installed.

NEWARK, N. J.—The Grasselli Chemical Co., 60 Wall st, Manhattan, has acquired land of about 54,000 sq. ft. at Newark, N. J. It is understood that the company will build a plant there.

SALEM, MASS.—George C. Vaughn has bought property fronting on Bridge st, Salem, adjoining the Vaughn tannery. The new owner will erect a leather factory. No plans yet.

FALL RIVER, MASS.—The Collins-Plass Co. contemplate the erection of a brick factory, 120x60 ft., at the northwest corner of Broadway and William st.

Hospitals and Asylums.

FLUSHING, N. Y.—An addition will be built to the Flushing Hospital on ground adjoining the hospital property by the Board of Trustees. The estimated cost is \$50,000.

RAINBOW LAKE, N. Y.—The independent order of Foresters, George Bailey, chairman, Antwerp, N. Y., contemplates the erection of a hospital group at this place. No plans have yet been made and no definite action has been taken although it is understood that the operation will go ahead this spring. George F. Schrader, architect, of Saranac Lake, N. Y., is preparing the plans. The approximate cost is \$100,000.

Miscellaneous.

ROCHESTER, N. Y.—The Odd Fellows Fraternal Association, 11 Clinton av, North, contemplates the erection of a temple at Spring and South Fitzhugh sts, to cost about \$200,000.

LESTERSHIRE, N. Y.—The construction of a garbage disposal plant is under consideration by the Board of Village Trustees, Lestershire, N. Y., and bids will soon be asked for.

MALONE, N. Y.—S. J. & J. F. Flanagan, of this place, contemplate the erection of an up-to-date hotel to cost in the neighborhood of about \$65,000. The building will be erected at Main and Elm sts, 4 stys, semi-fireproof, brick, stone and steel, to contain about 85 rooms. The architect's name is for the present withheld. In all probability work will go ahead this coming summer.

Schools and Colleges.

SEA CLIFF, L. I.—Bids have been received by the Board of Education for a school building here. The lowest bidder was Henry J. Brown & Son, 1534 Fulton st, Brooklyn, at \$52,200. The Johnston

Heating Co., 131 East 26th st, Manhattan, was the lowest bidder for the heating at \$7,419.

Stores, Offices and Lofts.

EAST BROADWAY, N. Y. C.—The Jewish Daily Forward, No. 175 East Broadway, wants bids at once from all reliable contractors for the erection of a 10-sty fireproof loft building at Nos. 173-175 East Broadway. A notice will be found in another part of this issue.

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NEW YORK, HARTFORD, SALT LAKE, DENVER

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

BROADWAY, N. Y. C.—Samuel McMillan, owner, Aqueduct av and 180th st, will handle the erection of a 1-sty brick store on the west side of Broadway, 25 ft. north of 91st st, from plans by J. J. Vreeland, 2019 Jerome av.

36TH ST, N. Y. C.—No contracts have yet been issued for the 8-sty brick office building, 20x98 ft., which Henry R. Drowne, 306 West 78th st, will erect at No. 147 West 36th st, at a cost of \$40,000. Thomas Tryon, 39 East 28th st, has prepared plans.

PEARL ST, N. Y. C.—Plans have been completed by Architects Goldwin Starrett & Van Vleck, 45 East 17th st, for the erection of a 10-sty warehouse and office building, 49.7x73.3 ft., for the Harrison Estates, 27 William st, at the southwest corner of Pearl and Elm sts, to cost about \$175,000. No contract has yet been awarded for the work.

36TH ST, N. Y. C.—About Feb. 25, plans will be completed for the 12-sty loft building, 48x98 ft., which B. Barnett, 2228 Broadway, is about to erect at Nos. 19-21 West 36th st. Schwartz & Gross, 347 5th av, are the architects.

28TH ST, N. Y.—David Morrison, 119 West 33d st, has received the general contract for extensive interior alterations to the 5-sty loft building, Nos. 111 and 113 West 28th st. The improvement also consists of an entire new front and a rear extension. John Nicholas, florist, Madison av and 42d st, is the owner. Frank Goodwillie, of 1170 Broadway prepared these plans. Estimated cost is about \$15,000.

HARTFORD, CONN.—A 12-sty office building is planned by the Hartford National Bank at the corner of Main and Asylum sts. The present Catlin Building will be razed for the improvement. Estimated cost is about \$1,000,000.

WATERBURY, CONN.—Plans for a 12-sty office building for William Reither will be ready for contractors very soon. The building will have a steel frame and pressed brick front and cost about \$200,000. Bids will be received until about Feb. 1 by the architects, Griggs & Hunt, 51 Leavenworth st.

Theatres.

116TH ST, N. Y. C.—M. W. Del Gaudio, architect, 1910 Webster av, is preparing plans for alterations to a moving picture theatre, No. 246 East 116th st, to cost \$3,000. Vilone & Breno, of 401 East 116th st, owners.

GLENS FALLS, N. Y.—Bellen Bros., liquor dealers, 54 Park av, Brooklyn, N. Y., are completing arrangements for the erection of a 2-sty moving picture theatre, non-fireproof, brick and stone construction, 50x90 ft, seating capacity 1,000 to be erected at Nos. 50 and 52 Park av, this city. The cost is placed at about \$22,000. William Scales, Empire Theatre Bldg., Glens Falls, is making the plans and will be ready to take bids by early spring.

Bids Opened.

MANHATTAN.—The New York Shipbuilding Co., Camden, N. J., at \$99,875, submitted the lowest bid on Jan. 21, for the construction of a caisson for Dry Dock No. 4 at the New York Navy Yard.

WASHINGTON, D. C.—Woodbury & Leighton Co., 201 Devonshire st, Boston, Mass., at \$1,703,457, submitted the lowest bid for the construction, including roof and ground surface drainage system of the new building for the Bureau of Engraving and Printing at Washington.

BATH, ME.—The following bids were received by the supervising architect, Washington, D. C., for the construction of the U. S. Custom House and Post Office at Bath, Me.: Ambrose B. Stannard, St. James Building, 1135 Broadway, Man-

hattan, at \$62,000, submitted the lowest bid. Other bidders were: W. H. Fissell & Co., 1135 Broadway, Manhattan; the Conners Bros. Co., Lowell, Mass.; Hacker & Carleton, Bath, Me., and Woodbury & Leighton Co., Boston, Mass.

Government Work.

ROSWELL, NEW MEXICO.—Office of the Supervising Architect, Washington, D. C.—Notice is hereby given that the time for opening bids for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Court House at Roswell, New Mexico, has been extended from Feb. 2 to 3 o'clock p. m. on Feb. 23.—James Knox Taylor, Supervising Architect, Washington, D. C.

Municipal Work.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, Feb. 1, for furnishing materials, repairing and restoring artificial stone sidewalks and curbing, and resetting natural stone curbing.

BRONX.—Estimates will be received by the Park Board Thursday, Feb. 2, for furnishing and delivering timber (No. 1, 1911) for parks, Borough of the Bronx.

BROOKLYN.—The Park Board will open bids Thursday, Feb. 2, for labor and material necessary to construct and complete wrought iron picket fence around Amersfort Park, Borough of Brooklyn.

NORTH PLAINFIELD, N. J.—Plans are being prepared by George Fuller, 111 Broadway, for the construction of a sewer, sewerage system and disposal plant for North Plainfield. The estimated cost is about \$100,000.

MONTAUK POINT TERMINAL.

Large Steamship Interests Have Inspected Location and Plans Ripen.

Subsidiary companies of the Pennsylvania control much of the land around Fort Pond Bay, at the north side of Montauk Point, and, it is generally admitted that the recent invalidating of the Indian title to a part of Montauk Point by the Court of Appeals was a preliminary to the conversion of the property there into a great railroad and steamship terminal.

Real estate operators and others interested in the development of Long Island recall that when the Pennsylvania Railroad Co. acquired control of the Long Island Railroad, a decade or more ago, and announced a plan for a great railroad and steamship terminal at Montauk Point. In other words, with Manhattan joined to Long Island by the tunnels, and the Bronx joined to Long Island by the bridge of the New York Connecting Railway, the dream of Austin Corbin for a railroad and steamship terminal at Montauk could be logically carried out.

Pressure for docking facilities for vessels of large size, at minimum dockage cost and increased shipping facilities, is hastening the time of the transformation of Montauk Point into a great railroad and steamship terminal. Officials of both the White Star and Cunard lines of steamers have inspected Fort Pond Bay and President Peters admits that steamship officials have consulted with him regarding the advantages of the location.

A party composed of Messrs. Irving T. Bush, Ernestus Gulick, Frank Bailey, William H. Reynolds and Dr. Julius Bierwirth representing Brooklyn interests have arrived in London for a conference there with steamship companies on the subject of providing docking facilities in Brooklyn.

Employers' Liability and Workman's Compensation.

SO far the laws for the further compensation of injured workmen which went into effect on the first of last September have not in their operation developed any case of note in the courts, nor any state of facts which give ground for a modification of the laws. No doubt this is owing in part to the short length of time that has elapsed and also, in part to the lessened activity in the trades affected because of the winter season.

Those interested in the subject can study with profit the contents of Bulletin No. 90, just issued by the U. S. Bureau of Commerce and Labor at Washington, as the bulletin is devoted largely to the subjects of employers' liability and workmen's compensation. An article by Lindley D. Clark summarizes the measures that have been taken recently by the United States Government and by several of the State governments, with the view of modifying the present laws covering these subjects. A brief description of the nature of liability and compensation systems is followed by a short history of Federal and State legislation regarding such systems, and this in turn by an account of the work up to the present time of various Federal and State commissions appointed to inquire into employers' liability and workmen's compensation. The action taken by employers and associations of employers and workmen is also fully shown, and the laws recently enacted by the State of New York relating to the same subjects are printed in full.

Another article in the same Bulletin gives the results of a recent conference in Chicago of State commissioners on the subject of compensation for industrial accidents, with the conclusions reached by the conference.

A third article in the same Bulletin discusses and presents in summary form the important features of foreign workmen's compensation systems at present in force in various countries. The summary covers altogether 26 countries which have by legislative enactment provided some system of compensation of workmen in case of industrial accidents.

Still another article in the same Bulletin relates to the cost of employers' liability and workmen's compensation insurance in the United States and various foreign countries. This article is the result of a study by Miles M. Dawson, the purpose of which was to ascertain the cost to employers for insurance against industrial accidents under the various systems of employers' liability and workmen's compensation at present in operation in the various countries. The premium rates charged, usually in the form of percentages of the pay roll, are given for a large list of industries for Austria, Belgium, Denmark, Finland, France, Germany, Great Britain, Italy, Netherlands, Norway, Sweden, Switzerland, Canada and the United States.

PLANS FOR NEW HOSPITAL.—Consul Henry P. Coffin, of Rosario, Argentina, has forwarded to the U. S. Bureau of Manufactures at Washington copies of the plans and conditions of the competition for the Hospital and Institute of Medical Instruction of the Centenary, to be erected in Rosario, open to all architects. The plans and other documents must be presented before April 20, 1911, in the office of the secretary of the commission. The commission will award the following prizes to the best three projects presented: First prize, \$12,000; second prize, \$8,000; and third prize, \$5,000. Copies of the conditions and plans can be obtained by American architects upon application to the Bureau of Manufactures.

PERSONAL NEWS AND TRADE GOSSIP

CHARLES T. STREETER, mason contractor, of 1822 Bathgate av, was discharged from bankruptcy by Judge Holt on Monday.

C. W. OLD, Eastern sales manager for the American Blower Co., 141 Broadway, returned from a business trip to Rochester yesterday.

HENRY W. GRIEME, architect, of Amsterdam, N. Y., has removed his office from No. 2 Market st to the Blood Building, room No. 21.

AMERICAN BRIDGE CO., 30 Church st, will fabricate 1,000 tons of shapes for the new plant of the Crucible Steel Company at Newark, N. J.

H. H. BARBOUR, of No. 2 Rector st, has been appointed district sales agent of the Lackawanna Steel Co. The general sales offices of the company have been moved to Lackawanna, Erie County, N. Y.

HARRY LEE, of 374 3d av, is ready to receive bids on all material necessary for the construction of a 2-sty brick garage, 24x85, on the west side of Morris av, 79 ft. south of 165th st, costing \$9,000.

MARSH LUMBER CO.—The annual meeting for the election of directors will be held at 26 Broadway on Wednesday, February 1. The meeting will be called at 2 o'clock by William A. Crombie, secretary.

P. H. KENNEDY, a carpenter and contractor of Highbridge, Bronx, has received the contract for the necessary alteration work on the "Towers," S. R. Guggenheim's summer home on Ocean av, Elberon, Long Branch.

PHILIP J. BARRY, of the firm of McDonlad & Barry, contractors, the Bronx, is confined to his home on Sedgwick av and Perot st, on account of serious illness. Mr. Barry was in Maryland, but was forced to return home.

UPPER BROADWAY, on Washington Heights, is quiet in the building line this winter, so far as out-door operations are concerned. In the Audubon Park section a number of big houses are in the finishing stages, roofed and heated.

MESSRS. W. L. ROUSE AND L. A. GOLDSTONE, architects, announce that after Feb. 1st they will occupy their new offices on the fourteenth floor of the Arena Building, Nos. 38-40 West 32d st. Telephone 4961 Madison Square.

J. H. BERKMAN, formerly of the New York and Peerless Blue Print Co., has been made manager of the sales force of the Star Blue Print Co., where he was formerly employed. Mr. Berkman has just returned from an extended vacation.

THE CRANE CO.—The stockholders of The Crane Co., 490 Cherry st, have been canvassed recently on the plan to issue \$4,000,000 in capital stock, making a total capitalization of \$17,000,000 to meet the requirements of the company's growing business.

THE OFFICE of the Chief Engineer of the Bureau of Buildings of Manhattan is open to the public between the hours of 10 a. m. to 2 o'clock, except on Saturdays, when it is open from 10 to 11 a. m., and not at other times, except by special appointment made a previous day.

AMERICAN BLOWER CO.—These officers have been elected by the new board of directors of the American Blower Co., 141 Broadway: President, James Ingless; first vice-president, Charles N. Gifford; second vice-president and treasurer, W. D. Redfield, and secretary, F. R. Still.

MR. FREDERICK H. HORENBURGER and Mr. Philip Bardes, both of whom have been connected for a number of years with the office of Herman Horenburger, architect of No. 122 Bowery, have formed a partnership known as Horenburger &

Bardes. They will continue the business at the same address.

R. H. DAVIS, No. 1 Madison av, Manhattan, has been engaged as consulting engineer by the Berks County Commissioners to assist the County Engineer in supervising the plans and construction of a cement and steel bridge to be erected over the Schuylkill River at the foot of Penn st, Reading, Pa.

DIRECT MATERIAL SUPPLY AND QUARRY CO.—J. J. Cushing, A. D. Moore and C. A. Nicholas have incorporated the Direct Material Supply and Quarry Co. with a capital of \$100,000 to deal in quarry and stone and general building supplies in New York City. Address J. J. Cushing, Cranford, N. J.

WILLIAM A. BORING, the architect, recently returned from abroad, said this week, that the multi-family house was the logical development in residential construction for all great centers. There was no alternative, for the era of private house construction in central sections of first-class cities was passing.

THE PARSON MARBLE WORKS, with offices at 2336 Cambrelling av, will (when plans are completed) start work on the erection of a new shop and yard on the south side of Delancy pl, west of Morris Park av, Van Nest. It is to be 1-sty in height on a plot 50x70. M. W. Del Gaudio, of 1910 Webster av, is the architect.

FREDERICK W. BURNHAM has been appointed by the Andrew J. Robinson Company general superintendent of construction. Mr. Burnham is well and favorably known in building circles in this city, as well as in Chicago, where he served his apprenticeship in the offices of his uncle, Mr. D. H. Burnham, the architect.

NEW YORK METAL CEILING CO.—The stockholders of the New York Metal Ceiling Co. will meet at the office of the company, 539 West 24th st, on Thursday, Feb. 2, at 2 p. m. Four directors will be elected for the ensuing year and two inspectors of election will be chosen. The call has been issued by John S. Upton, secretary.

THE SUN CONSTRUCTION CO. (Benj. Neiberg, president) is running up the walls of a 6-sty apartment house at the northwest corner of Edgecombe av and 165th st. This is the first improvement on that slightly road north of the Jumel house, and one of the few building operations going on this winter on the Heights that are not under cover.

CO-OPERATIVE DEVELOPMENT CO.—The annual meeting of the Co-Operative Development Co. will be held on Feb. 7, at 8 p. m., in the office of the company, No. 1 Madison av. Directors will be elected. The meeting will also consider the advisability of giving additional preference to preferred stock and the amendment of the certificate of incorporation.

A. CRUICKSHANK and A. T. Mackenzie, of the Van Nest Woodworking Co., which was totally destroyed by fire last summer, will resume the manufacturing of sash, blinds, doors, trim, etc., under the new firm name of the "Westchester Woodworking Co." The company have recently erected a building on 12 city lots at Starling av and Sand st, Westchester.

THE REX CONSTRUCTION CO., 220 Broadway, would be pleased to receive catalogues of building materials. The company is now excavating under its latest contract for the erection of a 12-sty apartment house for the Princeton Construction Company as owner to be erected on Madison av, 82d and 83d st, 200x60 ft., from plans by Schwartz & Gross. Isaac Goldstone is president of the Princeton Construction Co.

THE WEST STAR ROOFING CO., Nos. 501-503 West 44th st, has been reorganized, Mr. Geo. Moskowitz having been elected president, and Mr. H. E. Horwitz secretary and treasurer. The firm has greatly enlarged its power plant and will carry on the business formerly conducted by the West Star Fireproofing Co., and The West Star Ash Can Manufacturing Co.

TOTAL PRODUCTION of granite in New York State for 1909 was \$475,955 as against \$367,564 for 1908, a gain of 30 per cent. This advance is almost entirely due to the enormous gain in paving blocks in Jefferson county and to the output from Orange county. The amount of granite consumed in building operations was valued at \$35,019 in 1909, against \$71,122 in 1908.

FRANK FALK, excavating contractor, of 2371 Old Broadway, is making rapid headway with the excavation of a plot on the northeast corner of Southern Boulevard and West Farms rd, covering about 300 ft. on Southern Boulevard and about 150 ft. on West Farms rd. Mr. Falk started work of excavating a little more than two weeks ago with one of his excavating machines and expects to finish before this week is out.

THE KEYSTONE CONSTRUCTION CO. is doing the mason work on the 12-sty apartment house which the West End Construction Co. is building at the northwest corner of West End av and 89th st and also on the adjoining building on the north end of the block. For the first named building the Hinkle Iron Company has the steel work and the Rapp Construction Co. is doing the fireproof arches, and the Jackson, McGlade Co. is furnishing the stone.

E. G. SOLTMANN, drawing material, is now located in his new building at 134-140 West 29th st. He will occupy the basement and first five stories and rent the remainder. The building will be known as the "T" Square Building. He has moved all his departments from the old address, 125 East 42d st, except the blue print department, which will remain there until about March 1. The new building is twelve stories high and has large skylights suitable for studios on the top floor.

ELMORE & HAMILTON CONTRACTING CO.—Announcement was made this week that the Elmore & Hamilton Contracting Co., Albany, N. Y., which has contracts on the Catskill aqueduct, has gone into the hands of receivers with liabilities of \$270,271 and nominal assets of \$496,206. The receivers are the Albany Trust Co. and James M. Hamilton, both of Albany, N. Y. They have been authorized to continue the business for not more than four months.

P. E. LANE is superintending the construction of the two buildings now being erected for the "Eighty-ninth and Ninetieth Street Company" on the former "Evans block," on Broadway and West End av. On the Broadway building Wenner Bros. have the mason contract and on the West End building the Keystone Construction Company is doing the masonry. Post & McCord have the steel contract, the A. G. Pierce Co. is putting in the floor arches, the Sayer & Fisher Co. is furnishing the front brick and the U. S. Gypsum Co. the fireproof partitions.

COMBINATION BOILER & GAS WATER HEATER.—The John Wood Manufacturing Co., of Conshohocken, Pa., are introducing what they call the "Electric Weld" domestic hot water service. The company is issuing circulars and pamphlets illustrating and explaining the device, giving price, etc. The pamphlets are

well illustrated, showing the device in application under various conditions. The local offices of the company are at 30 West 33d st, telephone Madison Square 6450.

COMMISSIONER HENRY S. THOMPSON, of the Department of Water Supply, Gas and Electricity, has appointed Frederick R. Hutton Consulting Engineer, to succeed George W. Birdsall. His salary is \$7,000. Mr. Hutton is a graduate of the Columbia Engineering School and was secretary of the American Society of Mechanical Engineers from 1883 to 1907. Since then he has served one term as president of the Society. He was Dean of the Columbia Engineering School for five years and is the author of "The Mechanical Engineering of Power Plants," which is used as a text-book in many engineering schools.

A DULL MONTH.—January, 1911, will be the dullest opening month in the Bronx Building Bureau in many years. For the week ending Saturday, Jan. 21, 1911, but six plans were filed for new buildings at a total cost of \$88,150. During the same week of January, 1910, plans were filed for twenty-nine houses to cost \$479,500. While there is some difference in opinion as to the reason for this, it is not difficult to determine the substantial cause after interviewing a number of Bronx builders, who lay it to the order against encroachments. It is prophesied that new plans will continue to be few. But enough plans were filed previous to Nov. 15, 1910, in the Bronx to keep the building trade busy all summer.

STATE LUMBER DEALERS ELECT.

—E. A. Fletcher of Rochester, was unanimously re-elected president of the New York State Retail Lumber Dealers' Association which held its 17th annual convention this week in Syracuse. Other officers elected were: W. A. Parkinson, of Syracuse, a former director, 1st vice-president; W. A. Wick, of Schenectady, 2d vice-president; T. H. Blanchard, of Buffalo, 3d vice-president, and A. S. Bartlett, of Binghamton, 4th vice-president. Directors for three years were elected as follows: A. G. Veeder, Schenectady; W. P. Boright, Chatham, N. Y., C. A. Porter, Auburn and Sidney Smith of Hamilton, W. R. Snyder, Johnstown, was elected to fill a vacancy in a two-year term. Fred W. Klock, succeeds Mr. Parkinson. The directors re-elected K. C. Evarts, Rochester, secretary, and Fred Gould, Rochester treasurer. President Fletcher and Secretary Evarts will be delegates from this association at the National Wholesale Lumber Dealers' Association Convention which will be held in Chicago on March 1 and 2.

"THE GRINNELL" is the name that has been adopted for the new 8-sty apartment house which the Centre Realty Co. (Messrs. Fredenburg & Lounsbury) is building on the triangular block at 157th st, Audubon pl and Riverside Drive. The exterior form of the great house is nearly completed and in May the interior will be ready for inspection. The house is to be divided into duplex apartments of nine and seven rooms, with large foyers and three baths, and also suites containing nine and seven rooms with large foyers and three baths on one floor, and other suites containing six and five rooms each. "The Grinnell" has the distinction of being the last house on Riverside Drive proper. At one end stands the "Chatsworth" (at 72d st) and at the other end of the line is the "Grinnell," four miles and seven years apart, on the grandest boulevard in the city. It is rare in the history of any city that the high note of quality in construction is ever so uniformly sustained in populating a great avenue, as it is in the case of Riverside Drive. Many sites are yet to be improved and a portion of the road has not

yet been thrown open to traffic, but a standard has been fixed that builders are virtually obliged to conform to.

Pace Making in Advertising.

When the plaudits and dust have subsided after a notable event in any industry, the men who are responsible for the new ideas which have helped to make the event a success get their share of the commendation. That is why Francis B. Marsh, advertising manager for the Edison Portland Cement Co., 1133 Broadway, was the recipient recently of very gratifying tributes from Manager Beck, who superintended the recent cement products exhibition at Madison Square Garden. The management gave freely to Mr. Marsh a large share of the credit for the success of the show, yet, he was working all the while for the best interests of his company.

Edison Portland cement was advertised as an exposition feature on billboards and in many of the trade magazines. This was a decided novelty and was a surprise even to many of the hustling Westerners who attended the show and the conventions.

Mr. Marsh has been advertising manager for the Edison Portland Cement Co. for three years. When the management of the concern that makes "10% finest ground," wanted an advertising man, few men of the necessary calibre were available. They finally heard of a young hustler employed by N. W. Ayer & Son of Philadelphia. Being a trained newspaper man, who had put in his term on



FRANCIS B. MARSH.

one of the big New York dailies, and who had helped to spread the "keen kutter" doctrine, known to every tool user in the country, as assistant advertising manager of the Simmons Hardware Co. of St. Louis, he filled the requirement and landed the berth.

Then things began to happen in the cement industry. He introduced the then novel idea of advertising building material in newspapers and created such a demand for the product that other companies soon followed the idea of helping the dealer through a direct publicity campaign conducted by the manufacturer. This gave origin to the new selling methods which have since proved so successful in the cement industry. Then the campaign was extended to magazine advertising. All inquiries received from these advertisements were turned over to the dealers in the respective territories from which the inquiries came. In this way the distributor learned that the manufacturer was behind his back and helping him in every way possible. Advertising in agricultural papers followed, to reach the farmers, and inquiries from this branch of the consuming end began to run into the thousands a month. This proved that the farmer was in a receptive mood to use cement in constructing houses, etc., on the farm, and so a new market was opened.

In December, 1909, Mr. Marsh suggested a regular advertising campaign with a house organ, and in consequence the "Edi-

son Aggregate" came into existence. The most notable number was that of December, 1910, in which a review was published of the use of Edison Portland cement in Hayti. The circulation of this number was 27,000, a large part of which was published in French and distributed among contractors in Hayti. Another notable number appeared last February for distribution at the Real Estate and Ideal Homes Exhibition in Madison Square Garden. In addition to all this, Mr. Marsh has been extremely successful with exhibitions which he has arranged for his company in Boston, Harrisburgh, Scranton, Pittsburgh, Buffalo, Baltimore and Paterson.

Everybody to-day knows about Edison Portland cement, and this fact is largely due to the enterprise and originality of "The Man Behind the Ad. at 1133 Broadway."

REPUBLIC IRON AND STEEL CO.—

The semi-annual financial statement of the Republic Iron and Steel Co., 115 Broadway, for the six months ending December 31, 1910, shows profits available for dividends of \$1,267,850, which is equal to 5.07% on the \$25,000,000 preferred stock as compared with 5.34% earned in the corresponding period a year ago. In his report, John S. Topping, president of the Board, says that the volume of business during the six months ending December 31, 1910, was disappointing. "The stagnant condition of business referred to in our last annual report has been followed by a general liquidation of iron and steel supplies in consumers' hands and by steady decline in prices, which condition checked sales and restricted specifications against contracts to the buyers' necessities. General iron and steel prices are now below the 1908 panic level, many products being below the level of 1904. Labor costs, however, are at the maximum and the margin of profit unsatisfactory. Increased efficiency, economy and earnings from tubular products partly offset adverse operating conditions. The open-hearth steel works' construction expenditures, however, have substantially increased the fixed charges, but have not added to earnings, as the new steel works will not be ready for operation prior to April, 1911."

UNIVERSITY COURSE ON FIRE

PREVENTION.—James Chicester Egbert, Ph.D., of Columbia University has arranged for a series of fifteen lectures on the subject of fire prevention and insurance rates which are to be given in Room 301 in Hamilton Hall, in the University grounds, beginning Wednesday, Feb. 8, at 8 p. m. These series will cost \$10, and registry cards can be obtained from the registrar, William A. Harvey, 116th st and Amsterdam av. On Monday, Feb. 13, at 301 Hamilton Hall, at 8 p. m., another series of lectures will be given on the subject of fire insurance rates. This course will cost \$10. These lectures are given as a result of the recent suggestion by Chief Croker of the Fire Department. Professor Egbert said this extension course was intended for owners or managers of buildings, factory attendants, proprietors of theatres, engineers, etc., to learn the best methods of handling crowds, checking panics and preventing the spread of fires in all kinds of buildings. The nominal price of \$10 for the entire course should prove of immense popularity among all persons who have the care or supervision of buildings. Further details of this course will be given in this department of the Record and Guide in the near future. The lectures are to be delivered by Peter McKeon, A.B., consulting engineer, employed by the Fire Department. Mr. McKeon is a graduate of Columbia University.

WHY MATERIAL PRICES ARE HOLDING FIRM.

Close Study of New Year's Building Activity Gives Evidence of Speedy Absorption of Present Supply—Hudson Brick Count In.

EXAMINATION of building material conditions for the first three weeks of this year gives tangible evidence that the large quantities of building material now available will be fully absorbed in this market within the near future.

Fifty-one new buildings were projected in Manhattan and the Bronx in the first three weeks of 1911. The first three weeks in January, 1910, however, showed a total of 124. Brooklyn came out with 109 new building projects in the last three weeks, while last year it had 172 in a similar period. So far the balance is in favor of 1910, but Queens Borough overtops these figures by submitting 179 plans as compared with only 70 during the same period in 1910. The following comparison of values, however, shows the real cause of the growing optimism among building material interests, and it incidentally shows where the most active demand for materials probably will come from this year:

THREE WEEKS' FILINGS.

	1911.	1910.
Manhattan	\$11,033,200	\$5,710,000
Bronx	433,400	1,807,900
Brooklyn	648,588	981,950
Queens	1,217,738	513,440
Total for city.....	\$13,332,926	\$9,013,290

In 1909, an exceptional building year, the total value of buildings projected during the first three weeks for Manhattan, Bronx and Brooklyn (not including Queens) was \$4,700,640. Even allowing as a most liberal estimate, \$1,000,000 for Queens Borough, for the same period, the buildings projected in the entire city during the last three weeks give a margin of \$7,632,286 in favor of 1911.

It is just such a showing as this that prompted the directors of the United States Steel Corporation to decide that there shall be no further cutting of steel prices. Other building material interests, exclusive of Portland cement manufacturers, took the cue, and, in consequence, prices are stiffer on the Metropolitan market to-day than they have been in five months.

The announcement that there are 354,800,000 brick in reserve in the Hudson River yards should not be discouraging to manufacturers even though the quantity still unsold is 144,800,000 more than was on hand on January 15 last year. The new Wingdale prison will take 45,000,000. Subway construction work will take many millions more. Big building projects in Manhattan and the promise of increased construction work in Queens and in New Jersey suburbs should take care of this surplus at a profit and not at a loss, which condition at present surrounds all Hudson River brick sales in the New York market. The manufacturer has it in his power to bring about this result by curtailing his shipments when navigation opens. In the meantime, prospective builders are able to buy this basic commodity at very advantageous prices.

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

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

Common Brick in Firmer Market.

Contractors who have not been taking the usual quantity of brick during the winter months came into the market this week with inquiries for ordinary grades. This resulted at once in firmer prices, although conditions do not yet warrant prices over \$5.50.

Raritan River brick is being quoted for the same nominal price of \$5.75 per thousand and along side dock, N. Y., and there is little brick in the market. The same brick in the Newark market is selling for \$6.75, yard, at which figure it has held firmly all winter.

The total number of covered cargoes in the local market at present is fifty-eight and twenty-eight of this number have been covered between the first and the fifteenth of January. The Washburn Co. of Haverstraw has seven cargoes, the Benet Brick Co., has one, the Rose Brick Co. has two, the Archer Brick Co. has one, the DeNoylles Brick Co. has one and the W. K. Hammond has one. A large consignment of brick came in this week, some of which went to the Empire Brick & Supply Co. which has about fifteen cargoes under cover at this time.

BRICK COUNTERS COVER DISTRICT.

Brick counters appointed by various clubs in the Hudson River Brick Manufacturers' Association have placed the total number of brick on hand up the Hudson River at 354,800,000. This is 144,800,000 brick more than was on hand in the middle of January, 1909, at which time the total was 210,000,000.

The official figure is in excess of general expectations. It reflects very clearly the falling off in consumption in the home market up to the first of the year and also the result of promiscuous manufacturing up the river. Mr. William K. Hammond said he thought such a large quantity would make the season open late and he did not think it improbable that some manufacturers would defer reopening unless conditions improved very much in this market within the next three months. He added:

"In a book on the life of John D. Rockefeller, I read that Mr. Rockefeller always believed in the policy of keeping his supplies just about equal to the demand. This was his rule for accumulating wealth, not only for himself, but for others. No saying can be more trite when applied to the manufacture of brick. This is my opinion of what the Hudson River manufacturer should do. We are producing so much that the supply is considerably more than the demand."

Other manufacturers of brick are merely waiting for developments in the Supreme Court before making any plans at all for opening up their works. There is enough brick on hand now to take care of almost any quantity of construction work that can come out before the first of May. Demand is slowly improving and prices are not expected to go very much higher than they are now. One authority said:

"You may state that architects and builders will be able to buy practically all

brick this year at prices only a little beyond those which are ruling today."

The following transactions were recorded for last week.

Left over January 14, 15.

	Arrived.	Sold.	Covered.
Monday	9	1	0
Tuesday	0	0	4
Wednesday	0	1	0
Thursday	0	0	0
Friday	0	3	0
Saturday	0	1	0
Total	9	6	4

Left over January 23, 4.
Prices, \$5.00 to \$5.25.
Quotations on covered cargoes, \$5.50.

Some companies are making quotations on all brick they have in this market at \$5.50 whether it be covered brick or open stock.

Cement Interests More Hopeful.

On January 31, the present basis of prices on Portland cement will probably be changed. At present the quotations made by various companies are no steadier than they were early in the month, but everybody seems to be watching for developments which will indicate that the larger companies have control of the situation and will forestall the continued necessity for cutting prices. The sentiment of a portion of the trade favors taking the "bull by the horns" to bring the prices to a head, but so far none of the companies have made a move in this direction, openly at any rate. Current quotations with changes in that for vulcanite Portland cement follow:

	Agent's quotations.	Price allowed on bags returned.
American	No quotation.	.....
Alpha	\$1.43@	\$.010
Alsen's (American)	No quotation.	.....
Atlantic brand	1.45 .....	.10
Atlas	1.48 1.53 .....	.10
Bath	1.38 1.43 .....	.07½
Dragon	1.48 1.53 .....	.10
Edison	1.43 .....	.10
Lehigh	1.43 .....	.10
Trowel	1.53 .....	.10
Vulcanite	1.48 1.53 .....	.10

GERMAN CEMENT SITUATION.

W. P. Corbett, 45 Broadway, sales manager for Alsen's American and German Portland cement in this market, was asked the other day by a reporter as to whether the present cement situation was affecting the sale of German cement in any way. In reply, he said that he had noticed no great change, as the high quality of German cement at its correspondingly high price made its use dependent upon special work in this country to a large extent. He said that prices remained the same to dealers in this city. E. Thiele, 99 John st, the importer of Dyckerhoff German Portland cement, also reported no change in his quotations as a result of the recent fluctuation in domestic produce.

The dissolution of the Association of American Licensed Cement Manufacturers has been reported in these columns. Those who have followed the local situation closely cannot help being impressed with conditions which have recently come to pass in the German cement field as also a result of an attempt to control the price of cement. In this case it was the export price. The following is a close view of the foreign cement situation:

In the autumn of 1909 the German cement factories came to an agreement to raise the minimum prices of cement for export, but this agreement lasted for only a very short period, and export prices sank to their former level as soon as the German home groups refused to come to a satisfactory conclusion. In November, 1909, several of the German groups were dissolved and this is said to have been

the cause of much excited competition in Berlin, and large contracts were then made at prices equal to the cost of production. The Berlin group and the Central German Union of Cement Factories were unable to agree owing to the exorbitant demands of the newly founded factories. These circumstances, combined with the competition of Belgian cement in Westphalia and in the Rhine province, led to a general reduction of prices. Then came the general strike in the building industry in the summer of last year, and the results revealed by the reports of those works which closed their balances in June were far from satisfactory. On the other hand, the export business from Germany has been brisk, especially during the last few months; but this activity has not been sufficient to relieve the factories of the large stocks which had accumulated, more especially in central Germany.

In spite of this unfavorable state of the industry, the number of new factories has still further increased, a circumstance which for a long time deferred the realization of an agreement among the German groups. After protracted negotiations an agreement was reached in November, but a considerable number of the factories have not accepted it.

The prospects for the year 1911 are not considered as encouraging, and the only favorable feature in the situation is thought to be that little money is available for the establishment of further new undertakings. The demand for cement, however, remains large, and is probably increasing, and as the cement trade abroad is also improving it is hoped in Germany that an improvement may be anticipated toward the end of 1911.

CHICAGO CEMENT SHOW.

The outlook for the success of the Fourth Annual Cement Show in Chicago, February 16-23, is bright. The show will again be held in the big Coliseum. All the main floor, annex and balcony space has already been disposed of. A new and very beautiful scheme of ceiling and wall decorations has been designed and the next Cement Show will undoubtedly surpass in beauty any that have thus far been held. The same general equipment for booths will be installed as was used at the New York Cement Show, December last. The corner posts and railings will all be made of cement and the show will be truly a Cement Show. There will be about two hundred exhibitors. Two important conventions will be held in connection with the Chicago show. The annual meeting of the National Builders' Supply Association will be held at the Auditorium, February 21-22, and the sixth annual convention of the Interstate Cement Tile Manufacturers' Association will be held at the New Southern Hotel, February 21-23.

Lumber Market Reflects Better Feeling.

The lumber trade continues to look upon the outlook with increasing confidence. The inquiries for February buying are beginning to come in, and while the total volume is somewhat less than in the last two years, reservation orders are not entirely wanting. This indicates the continuation of the policy of cautious buying which began to be noticed early last Fall. The amount of unfinished construction work in all the boroughs of Manhattan is an encouraging feature. The launching of new building projects is stimulated by the reports from steel centers that they are increasing their capacity. In the absence of sledding snow in the Northern and Eastern milling districts, the output is becoming somewhat cramped and for that reason supplies in the local market are without favorable means of replenishment from these mill districts. Prices, therefore, should remain steady and it

would not be surprising if they became stiffer, providing the remainder of the Winter proves mild.

Prospective builders are beginning to realize that there is little chance for prices to go lower considering the lumber trade as a whole, and this is having the tendency to bring out new operations which have been scheduled to wait until an indefinite time in the Spring.

When custom spruce schedules are wanted promptly, buyers turn to West Virginia mills. Spruce cargoes of random plank and timber in the East have been sold at prices ranging from \$18 to \$22. Eastern lath are arriving in moderate quantities, but the market is keen only under the pressure figures ranging from \$3.25 to \$3.30, although in the Hudson River district producers moving their stock by rail find better prices, which range from \$3.40 to \$3.50.

Hemlock is still at the \$21, Pennsylvania basis. North Carolina pine is in a stronger position, although the quotations are no higher. Lower grades seem to rule.

There is little change in the situation of yellow pine; white pine is steady and better grades have been held up despite the recent falling off in requirements. Hardwoods are still in good demand and selling prices have held to the uniformly good position with respect to the architect, although the wholesaler believes that the prices can rapidly move upward.

Iron and Steel Firmer.

The iron and steel situation is decidedly brighter. Architects figuring operations consuming large quantities of beams, channels, tees and zees will find the prices very firm at last week's quotations. The reason for this stiffening in the market is the improvement on the part of the railroad purchasers who are in the market for structural materials such as shapes and plates in even larger quantities than were purchased last week.

Most of the plants are now working at 50% of capacity, which, considering the extremely dull market in the last two months, is the cause for more optimistic expression.

Structural steel consumers in this city are finding the market much more active and this is having a tendency to bring out some new work. The feeling among the pig iron people is that the market is firming. No additional furnaces have been blown in, however, and it is not probable that the requirements for the remainder of January will necessitate such action.

SUBURBAN STRUCTURAL WORK GOING AHEAD.

The Hay Foundry & Iron Works, Levering & Garrigues Co. and other companies doing large amount of suburban structural iron work, find encouragement in the continued tendency on the part of the manufacturers to enlarge their plants. Among the projects contemplated on moving ahead are the A. & F. Brown Co. at Elizabethport, N. J.; the Thatcher Furnace Co. at Garwood, N. J., which has recently remodeled its plant; the Standard Oil Co. at Trembley, N. J., which has acquired about fifteen lots comprising the total area of 54,000 square feet in Newark for material for a large factory building, four stories high, wherein a large quantity of structural steel will be consumed. Numerous other manufacturing concerns are contemplating plant extensions. It is reported that the American Steel and Wire Company received specifications during the last ten days equal to about 90% of capacity, and it is anticipated that the result of the advance in prices noted Saturday will bring in additional tonnage.

It will be recalled that wire products were reduced in November, 1910, when heavy steel products were maintained. The American Steel and Wire Company

produced about 75% of the wire rods drawn in this country in 1909, when the total production was 2,385,685 tons, the Steel Corporation subsidiary producing 1,746,838 tons. In 1910 the output by the American Steel and Wire Company was slightly less than in 1909. Specifications on tin plate have been coming in more actively since the large orders noted about ten days ago. The price of tin plate was advanced to \$3.60 per box on November 12, 1909, and there has been no change since, but during that time the price of pig tin has advanced 10c. per pound. As each base box of tin plate contains about two pounds of pig tin the cost of production has increased about 20c. per box, while the selling price has remained unchanged, equivalent to a decline of about 20c. per box to the consumer. That is, the increased cost of production has been absorbed by the mills.

SOME SMALL ORDERS COMING OUT.

Some small orders for structural steel featured the last few days. Most of these called for prompt shipment. Long term contracts are scarce. Bids were in this week for 2,000 tons of fabricated steel for a 36th st store and loft building and also 1,500 tons for a loft building on Broadway. Levering & Garrigues have contracted for 1,000 tons of fabricated material which will be used in constructing Pier 14, North River. Bethlehem shapes will be used in the McAlpin Hotel at Broadway and 34th st. About 14,000 tons of steel will be required. Contractors are interested in the alleged basis upon which this business was taken. The steel company is said to have taken 50% of the total amount involved in bonds and the fabricating work may be let on the same basis.

WOOLWORTH BUILDING MAY TAKE 20,000 TONS.

The quasi-official announcement made by F. W. Woolworth that the new building which is to be erected at Broadway, Park pl and Barclay st, is to be higher than the Metropolitan Tower is of considerable interest to steel companies in this city. Originally, the total amount that was to be required for the 37-story structure was placed at 14,000 tons. Since then, however, the announcement has been made that the building will rise to the height of sixty stories, 750 feet from the curb, which is 50 feet higher than the top-most pinnacle of the Metropolitan Tower. In this event, the total number of tons of steel will probably reach 20,000 tons. There is considerable interest current as to what kinds of shapes will be specified and also whether such a tremendous weight will require new structural designs in girders and supports. Prices have not changed within the week and the tendency is for them to remain steady for the immediate future.

These are the current prices for triangle mesh reinforcing material:

FABRICATED SLAB REINFORCEMENT.

(From Mill.)

The following styles of Triangle Mesh reinforcement have been approved by the Building Department. The following prices are net per 100 sq. ft. f. o. b. dock, N. Y. in carload lots:

Style No. 4.....	\$1.10
Style No. 24.....	1.58
Style No. 26.....	1.28
Style No. 27.....	1.05

Stone Market Improving.

The movement in the stone market was decidedly improved during the last week and there are indications that it will continue to be the subject of better inquiry during the remainder of the quarter. Cut stone contractors are figuring on a large quantity of new work at prices that have heretofore prevailed, and the quarrymen are cutting a fair quantity of stone for this market. The improvement is more in anticipation than in actual contracts signed at this writing. Slate is in a more active market and the prices are steady at quotations made in the issue of the Record and Guide on January 21.

REAL ESTATE SECTION

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

THE WEEK IN REALTY.

Commissioner Purdy Answers Certain Complaints and Shows How Various Sections Are Affected.

Tax Commissioner Lawson W. Purdy, in an address before the West Side Y. M. C. A., explained the reasons for the increase in the assessed value of real estate this year. Mr. Purdy went into details, and discussed the conditions which prompted increases or decreases in the various localities throughout the city:

"The increase in the assessed value of real estate this year has been so large as to cause comment, and the comment is generally very gratifying to the Tax Department. When the Department gave out the assessed valuations the percentage of increase for each borough was given and the percentage of increase in the district in each borough where the increase was greatest and where the increase was least was also given. Well informed real estate men have studied this statement and express themselves as gratified that the increase in assessed values has been placed generally where it ought to be. Some persons, however, do not realize that it is necessary to increase the assessed valuation of property which is rising in value in order that property which is stationary or declining in value shall not be overburdened.

"It is unfortunately the case that assessments of property that is stationary or declining must inevitably as a rule be at a higher relation to value than assessments of property which is rapidly rising in value. As we know that this is the fact, it is all the more incumbent upon us to do all in our power to prevent injustice to the owners of the stagnant property. We cannot do this by reducing the assessment of the stationary property unless it is assessed for more than its market value, and consequently we must make every effort to advance assessments on property that is rising so as to keep as near as possible to the full market value.

"Those familiar with assessments in the Borough of Manhattan probably believe that the territory between Grand st and 14th st has been paying rather more than its share of taxes for some years past. Values in that territory have not been rising materially, and the property has generally been assessed at approximately its full value.

"The great increase this year in the assessments of the outlying boroughs and in those parts of Manhattan where values are rising will cause a decrease in the tax rate, and Section Two of Manhattan, lying between Grand st and 14th st will benefit by paying a smaller tax bill in 1911 than in 1910. This is true in spite of the fact that the budget has been increased by eleven million dollars, of which ten millions is on account of the deficiency in the collection of taxes of prior years and is not due to an increase in the expense of the city government. If it were not for this large deficiency item taxes would be less in almost all parts of the Borough of Manhattan; even as it is, not only will the taxes in Section Two be decreased, but also in a considerable part of Section One.

"The owners of property on the Lower East Side complained last year that their property had been injured by the stoppage of ferries and the opening of the

Manhattan Bridge. In 1911 taxes will be less for the territory taken as a whole south of Grand st and east of the Bowery all the way to Maiden lane.

"There was complaint also of a relative over-assessment on the West Side and along Broadway south of Grand st. All the territory south of Grand st and west of Baxter st down as far as Worth st will pay less taxes in 1911 than was paid in 1910.

"All the territory east of 2d av from 14th st to 59th st will pay less taxes in 1911 than in 1910.

"There was complaint of a decline in value north of 118th st and east of Lenox av. In all that territory bounded by Lenox av, Harlem River and 118th st taxes will be less in 1911 than in 1910.

"It is not only in the Borough of Manhattan that some property has been relatively over-assessed. In what is called Brownsville in Brooklyn there was overbuilding a few years ago, and as a result there were many foreclosures. The Board of Tax Commissioners made great reductions there in 1908, 1909 and 1910. There was substantially no increase in the assessment of that territory for 1911, and nearly all of Section Twelve in Brooklyn, called Brownsville, will pay less taxes in 1911 than was paid in 1910. Another section of Brooklyn where there was complaint on account of the cessation of ferries and the diversion of traffic by the Williamsburgh Bridge is part of Williamsburgh. In most of that territory lying north of the Wallabout Canal taxes will be less in 1911 than in 1910.

"I have not had time to analyze the assessments in all the boroughs, but I have examined them sufficiently to be sure that the statements which I have made in relation to Manhattan and Brooklyn are also true to a less degree in the other three boroughs, and that much property in Bronx, Queens and Richmond will pay less taxes in 1911 than was paid in 1910, because of the diligence of the Department in equalizing values and assessing all property as nearly as possible at its full value.

"It has been suggested that this equalization should have been spread over two years or more. That is a policy which is difficult to carry out, as a definite standard must be adopted. The standard that the law gives us is full value, and I know of no good reason for requiring people who are unfortunate enough to own property that is declining in value to pay more than their share of taxes any longer than is absolutely necessary. The only way to prevent such injustice is to be vigilant in assessing all the property that is rising in value as the law requires."

THE realty market was treated this week to several large sales of the investment order in districts in which the Department of Taxes has gone to almost the limit in increasing assessed values for 1911. To be sure, these few transactions will not create an active realty market, but they go a long way towards showing the confidence of people of large means in Manhattan real estate.

There were only four sales in the district south of 14th street, the balance of the sales, with the exception of the transactions first spoken of, being small properties. The latter, however, are the properties that make an active market, and until they are more actively traded in there will not be much improvement.

The old rumor in relation to a hotel for the block front owned by the Pennsylvania Railroad opposite its new station has been revived. The improvement of this plot is what the Seventh avenue owners have been waiting for, as it will more than likely be the forerunner of a building movement on the avenue as far south as 23d st, which will be more spectacular than that which has recently taken place on Fourth avenue. At the present time owners on the avenue hardly know how to improve, and the improvement of this plot would likely decide the destiny of the avenue. Unfortunately the story is only a rumor. At the office of Douglas Robinson, Charles S. Brown & Co., the agents of the company, it is denied.

The sale of the Hotel St. Andrew's is another indication of how fast Manhattan values increase, and in this connection the incidents related Mr. Frank R. Houghton is instructive.

LESSONS ON REAL ESTATE VALUES.

Hotel St. Andrews—Its Historical Side—Capitalists Considered It in the Country in 1893.

Referring to the recent sale of the "Hotel St. Andrew's," possibly the following history of the property might be of some slight interest at the present time:

The writer was at the auction sale with Mr. Robert Robertson when he bought the entire Broadway front, between 72d and 73d sts, extending 255 feet on 72d st, for \$232,500, Jan. 15, 1886.

At that time he announced his intention of having the property utilized in the manner in which it was later done, namely, a church to be built at the 73d st corner, where Mr. Robertson was wise enough to require the restriction of 20 feet for light and air. It was his purpose to have a hotel erected on the 72d st portion of the entire 255 feet. But failing to do that, he reserved about 180 feet for such purpose, and he authorized the undersigned to sell the westerly 75 feet for private residences, which was done, to Mr. Charles Buek.

It was Mr. Robertson's intention to have some prominent hotel man conduct the proposed new hotel. In his behalf, the undersigned called upon every prominent hotel proprietor in the City of New York for that purpose, but they all declined to assume what they considered to be the great risk involved.

Finally, when calling upon Ferdinand P. Earle, he remarked: "Why, that location is way out in the country." The writer assented reluctantly to the country aspect, and replied: "When you are driving. Colonel Earle, please look over the ground."

He sent me a telegram requesting me to call immediately, and announced his readiness to conduct a strictly modern 10-story hotel to be erected upon the entire premises.

The next step was not so easy, which was to confer with many of the leading capitalists of New York, strange to say all of whom declined to become interested in any hotel venture so far out of town.

The result was that the very clever Scotchman, Mr. Robertson, having unlimited faith in the location, decided to build a hotel on his own account. Which he did, having plans filed for same in

November, 1893, and which hotel was so remarkably successful that he was obliged to rent apartments outside to house his various employees. Mr. Robertson was fond of telling the writer how he first arrived in New York in 1858, the year in which the Fifth Avenue Hotel was built, and how vastly more accessible West 72d st was in the year 1886 than was the Fifth Avenue Hotel at the time of its erection.

In this connection it might be interesting to add that the writer sold the vacant property at Broadway and the southwest corner of 72d st, about two lots, to the Colonial Club in the year 1890 for the sum of \$85,000. The tax valuation for 1910 for the land alone was \$275,000; for 1911 the ground is assessed at \$300,000, and with the building at \$400,000; the ground upon which the hotel stands is assessed this year at \$575,000 for the ground and ground and building at \$950,000.

I trust that the above account may possibly give courage to some weak-kneed New Yorkers who seem to think that New York ends at 59th st.

FRANK R. HOUGHTON.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

GREENE ST.—The New York Presbytery sold 15 and 17 Greene st, a 6-sty loft building, on plot 39.7x100, near Canal st. Supreme Court Justice Goff granted permission to sell the property.

LEROY ST.—Ennis & Sinnott purchased from the estate of Henry T. Gratacat, through J. Arthur Fischer, 30 Leroy st, a 3-sty building, on a lot 18.9x80. This is the first sale of the property in thirty-eight years.

SULLIVAN ST.—Collins & Rowe and E. H. Ludlow & Co. sold for the estate of Samuel Weeks 150 and 152 Sullivan st, near Houston st, 50x100. The buyers will improve the plot with a tenement. The property has been in the possession of the sellers since 1884.

WOOSTER ST.—Edgar N. Sidman sold the southwest corner of Wooster and Houston sts, old 2, 3 and 4-sty buildings, on plot 50x95. The buyer is the Flure Construction Co., which plans to erect on the site a 12-sty loft building from plans by Schwartz & Gross.

13TH ST.—Pease & Elliman sold for Mrs. Edith McVickar Von Hasperg, of Paris, 22 East 13th st, a 3-sty house, on lot 22x79.9, to a client who will occupy the premises after making alterations for business purposes.

15TH ST.—John Schutz sold for Nathan Kohn 432 East 15th st, a 5-sty double flat, on lot 25x103.3

19TH ST.—S. B. Goodale & Perry sold for the Clarkson estate 345 West 19th st, a 3-sty dwelling, on lot 21.10x64.

20TH ST.—Caroline V. Roome is reported to have sold 330 West 20th st, a 3-sty dwelling, on lot 16.8x92.

The "Cliff Haven" Deals.

35TH ST.—Dr. Samuel G. Gant, who purchased the Cliff Haven apartments, at the southeast corner of Riverside Drive and 114th st, as announced in last Saturday's Record and Guide, gave in part payment 148 and 150 East 35th st, 44.3½x97.6, and a dwelling which he formerly occupied at 43 West 52d st, 17x100. Burton Thompson was the broker who effected the sale.

37TH ST.—E. Lyman Short sold 20 West 37th st, a 4-sty and basement dwelling, on a lot 20x98.9, between 5th and 6th avs. The adjoining property, 22, was purchased last November by Judson S. Todd, who recently sold the abutting property, 19 and 21 West 36th st, to the Winona Construction Co. Mr. Todd is the buyer of No. 20.

40TH ST.—Pease & Elliman sold for Edward F. Whitney, who recently retired from the firm of J. P. Morgan & Co., his private stable 143 East 40th st, size, 25x111.2, to a client for occupancy.

49TH ST.—J. B. English sold for Anna Eisen the 3-sty dwellings 233 to 237 West 49th st, on plot 54x100, to an investor. This is the second sale in this block within the last two weeks, the last being the 9-sty Hotel Markwell directly opposite this plot.

First Sale Since 1868.

52D ST.—J. B. English sold for the estate of Bronson Murray the 4-sty high-stoop dwelling 238 West 52d st, size 20x100, to an investor. This is the first time this property has changed hands since 1868.

56TH ST.—N. Thayer Robb sold 59 East 56th st, a 4-sty and basement dwelling, on lot 16.8x100.5. Mr. Robb acquired the property last September in a trade with Mrs. Edward Van Ingen for 4 East 73d st.

57TH ST.—Edward C. H. Vogler sold for Lizzie A. Steers the 5-sty flat 461 West 57th st, on lot 16.8x100.5, to a client for investment.

Knoedler & Co. Sell New Building.

5TH AV.—Julian Benedict sold for Knoedler & Co. to Daniel Loring property at 556-558 Fifth av; and for the buyer he has leased the property to Knoedler & Co. for two terms of 42 years each, the first term of 42 years being at a fixed rental said to be \$45,000 a year net and the second at a revaluation. The property was formerly the site of the Lotos Club, and is a plot 50x100 on the west side of the avenue adjoining the southwest corner of 46th st. It was sold by the Lotos Club in March, 1910, for a price reported at the time to have been \$750,000. The purchaser was a syndicate, in which the Reliance Realty Co., Heilner & Wolf and Daniel B. Freedman were interested. The property was quickly resold to Knoedler & Co., the purchase price being in the neighborhood of \$800,000. Mr. Benedict has been very active as a broker in the Herald square section. He sold or leased at various times ten parcels in 34th st, one of the sales being the northwest corner of Broadway and 34th st, which Henry Siegel purchased for \$375,000.

5TH AV.—George E. Baldwin sold to the Waverly Realty Co., of which William V. Lawrence is president, for the Twelfth Ward Bank 12 5th av, a 10-sty apartment house, on plot 26.3x100, adjoining the northwest corner of 8th st. The bank acquired the property at foreclosure last week for \$182,500. This is the fourth sale of the property by Mr. Baldwin.

11TH AV.—Joseph P. Day sold for H. Handbach 692 and 694 11th av, 35.6x100, with a 3-sty building.

NORTH OF 59TH STREET.

66TH ST.—Charles I. Fleck & Co sold to George Willi, Jr., 223, 225 and 227 East 66th st, three 6-sty apartment houses, each on a lot 40x100.

69TH ST.—George Ranger sold for the estate of John J. Lagrave to the Akron Building Co. the lot, 25x100.5, on the south side of 69th st, 125 feet west of Central Park West. The property has not changed hands since 1866.

71ST ST.—Harrington, Bingham & Englar, as attorneys, sold for Margaret Nunan 115 West 71st st, a 5-sty flat, on lot 25x102.2.

81ST ST.—Edward C. H. Vogler resold for Lizzie A. Steers to a client for investment the 5-sty apartment house 173 West 81st st, on plot 38.6x102.2, adjoining the northeast corner of Amsterdam av. This is one of four similar houses recently acquired by Mrs. Steers from the August Blumenthal estate, through Millard Veit.

82D ST.—T. Scott & Son sold for the es-

tate of John Spies 153 East 82d st, a 4-sty dwelling, on lot 19.2x102.2, to a buyer who will occupy.

84TH ST.—Pease & Elliman sold for Ranald H. Macdonald 349 West 84th st, a 5-sty American basement dwelling, on lot 17x102.2, near Riverside Drive. The buyer will occupy.

127TH ST.—Alexander Selkin sold for Alfred Lewin 277 and 279 West 127th st, two 4-sty houses, each on a lot 25x100.

128TH ST.—Henry Barnett & Co. sold for a client 10 East 128th st, a 3-sty and basement dwelling, on lot 20x99.11. Margaret U. Bulger is the owner of record.

136TH ST.—Du Bois & Taylor sold for the estate of Herman Oppenheim the "Hudson View," a 5-sty apartment house at 614-616 West 136th st, on plot 54x99.11, near Riverside Drive. The same brokers sold 618-620, adjoining, last year, for the same estate.

141ST ST.—The Weinstein estate sold to a client of H. D. Baker 605 West 141st st, a 6-sty elevator apartment house on plot 75x99.11.

142D ST.—Mina Tobias sold to Mary M. Brady 234 West 142d st, a 5-sty flat, on lot 39.11x99.11, taking in exchange 219 West 139th st, a 4-sty dwelling, on lot 32.4x99.11.

142D ST.—Margaret Rosendale sold to a Mr. Gardner 522 West 142d st, a 3-sty dwelling, on lot 15x99.11.

AMSTERDAM AV.—Charles M. Rosenthal bought the plot of six lots at the southwest corner of Amsterdam av and 175th st. The property has a frontage of 100 ft. on the avenue and 150 ft. on the street.

AMSTERDAM AV.—William A. Darling & Son sold for Patrick McMorro to Lowenfeld & Prager 1933 and 1935 Amsterdam av, southeast corner of 156th st, three 3-sty buildings on plot 50x100. Mr. McMorro acquired the property from the Sound Realty Co. through the same brokers in a trade involving the Panama apartment house at Broadway and 150th st.

Resale of Holyrood Church.

BROADWAY.—Arnold, Byrne & Baumann resold, through L. J. Phillips & Co., for Adolph Lewisohn to Alexander Grant the Holyrood Church property, at the southwest corner of 181st st and Broadway, a plot of about ten lots. An interesting fact in connection with this sale is that three years ago Mr. Grant purchased the northwest corner at 178th st and built the first elevator apartment house on Broadway in that section. In buying the church property he now acquires the only unimproved Broadway corner for several blocks south of 181st st.

BROADWAY.—The Hotel St. Andrew, occupying a large plot at the northwest corner of Broadway and 72d st, has been sold by the Robertson estate to Klein & Jackson. The property, which consists of an 8-sty building, fronting 106 feet on Broadway and 180 feet on the street, is said to have been sold for about \$1,250,000. It is assessed at \$950,000. Barton S. Chapin was the broker in the transaction. The new owners say that they have yet no definite plans for the property. It is not unlikely, however, that they will remodel the building and continue to use it as a hotel. The present lessee is C. H. Davis. Directly across Sherman square, on the east side of Broadway, between 72d and 73d sts, are the big apartment houses Van Dyck and Severin, purchased two years ago by Herbert Du Puy, the Pittsburgh capitalist. The St. Andrew was built about fifteen years ago. Robert Robertson, the builder, bought the entire block front on Broadway, between 72d and 73d sts, in 1886 from the Russell estate. He paid \$232,500 for this property, which had frontages of 213.8 feet on Broadway, 255.5 feet on 72d st and 217.11 feet on 73d st. He sold the 73d st corner, upon which

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INDEX

TO THE

RECORD AND GUIDE

Vol. LXXXVI.

JULY to DECEMBER, 1910

PRICE, \$1.00

NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES

MORTGAGES

LEASES

AUCTION SALES

PROJECTED BUILDINGS

MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

now stands the Rutgers Presbyterian Church. The three westerly lots on 72d st were improved with private dwellings.

BROADWAY.—The Sun Construction Co. sold the St. Regis apartment house at the northwest corner of Broadway and 152d st to an investor from Yonkers. The house is a 6-sty elevator structure occupying a plot fronting 99.11 feet on Broadway and 150 feet on 152d st.

CONVENT AV.—The Tomahawk Realty Co., Robert M. Silverman, president, sold the plot of four lots at the southwest corner of Convent av and 151st st. The property has a frontage of 109 feet on the avenue and 86.10 feet on the street. The buyers are said to be a firm of builders who will erect on the site an elevator apartment house. The sellers acquired the property from James A. Deering last March.

COLUMBUS AV.—Slawson & Hobbs sold for Jacob Lowenstein to an investor, 491 Columbus av, a 5-sty triple flat with stores, on lot 27x100. The house is located between 83d and 84th sts, and was acquired by Mr. Lowenstein in 1906.

CENTRAL PARK WEST.—The Brown Realty Co. resold to an investor the Melrose apartments, two 7-sty elevator houses, on plot 100.11x100, at the northwest corner of Central Park West and 108th st. They acquired the property a couple of weeks ago from the Brower estate, giving in part payment a flat on West 148th st and several suburban properties.

LEXINGTON AV.—The Operating Realty Co. purchased through J. J. Kavanagh 1084 Lexington av, a 3-sty brownstone private residence, 17x72.10. The property has been held at \$20,000.

ST. NICHOLAS PL.—Charles M. Rosenthal resold to the Brook Construction Co. 38 to 42 St. Nicholas pl, a 6-sty unfinished elevator apartment house on plot 75x100. The property was bought at auction recently by the seller and will be completed by the new owners.

BRONX.

DELAFIELD ST.—Thomas J. Totten sold the two dwellings, on plot 60.2x91.4x irregular, on the north side of Delafield st, 100 feet west of Thompson terrace, Riverdale.

FORT INDEPENDENCE ST.—Thomas J. Totten sold the lot on the west side of Fort Independence st, 168.97 feet north of Heath av. The dimensions are 25x150x41x190.

NORTH ST.—David Vogel sold for the Fowler estate the plot 75x100 on the south side of North st, 40 feet east of Davidson av. The buyer is a builder who will erect a 5-sty apartment house on the site. The property was in the possession of the selling family since 1872.

SIMPSON ST.—Arnold, Byrne & Baumann resold for Louis Bernstein to a client for investment 992 to 998 Simpson st, two 5-sty apartment houses, on plots 40x100 each. These are two of the eight houses recently purchased by Mr. Bernstein through the same brokers.

153D ST.—A. F. Burger and F. B. Walker sold for the Fehr estate to George H. Janss, 363 East 153d st, a 2-sty dwelling, on lot 25x100.

167TH ST.—The East 167th Street Realty Co. sold to M. Smoleroff, an investor, for \$45,000, the 5-sty 4-family flat, 942 East 167th st, on plot 37.6x100, between Southern Boulevard and Simpson st. The sellers recently disposed of 946, adjoining, to Charles Baumohl.

171ST ST.—F. M. Weiss & Co. sold for the estate of Marcus Nathan, two lots at the northwest corner of 171st st and Edwards av, in the Seton homestead tract.

197TH ST.—W. L. Varian sold for F. and P. Steubenvoll, builders, a private dwelling located on the northeast corner of East 197th st and Briggs av.

CLASON'S POINT.—A. F. Burger sold for Herman Menaker a plot of seven lots at Clason's Point to Charles Noe.

CLAY AV.—Mrs. Emilia Mehlich bought from the O. J. Schwarzler Co. 1498 Clay av, a 5-sty apartment house, on plot 30x80.

DALY AV.—The Krabo and Ernst Realty Co. sold to an investor two 4-sty flats recently completed on the east side of Daly av, near 180th st, and a 4-sty double flat on Vyse av, near 179th st, to the same purchaser.

LA FONTAINE AV.—Eugene J. Busher sold for the Valentine Construction Co. 2025-2029 La Fontaine av, between 178th and 179th sts, two 5-sty flats, four families on a floor, 37.6x88x100 each.

PROSPECT AV.—Clement H. Smith sold for John Fleetwood lot, 25x100, on the west side of Prospect av, 50 feet south of Oakland pl.

PERRY AV.—John A. Steinmetz sold for the Metropolitan and Suburban Realty Co. 3321 Perry av, a 2-family dwelling.

TELLER AV.—A. F. Burger, in conjunction with Louis Reiss and F. B. Walker, sold for the William Simpson Construction Co. 957 Teller av, a 5-sty new law house, on plot 40x100, to William Sherwood, who gave in part payment the plot 50x100, at 1000 Woodycrest av and the dwelling on plot 56x104 on the east side of Park av, 59 ft. north of 159th st.

TINTON AV.—John A. Steinmetz sold for M. Holzhamfer to M. J. Horan 723 Tinton av, a 4-sty flat.

UNION AV.—The Brown Realty Co. resold the block front on the east side of Union av, between 166th and 167th sts, comprising five 5-sty apartment houses, each on plot 40x100. The property had been held at \$300,000. Josiah Jones was the broker. The houses were erected about six months ago by the R. & W. Realty Co. The present sellers acquired them last November from the builders, giving in part payment 92 6th av and a cottage at West End, N. J.

VIRGINIA AV.—Mrs. Margaret Becker sold a plot at the corner of Virginia and Blackrock av, 87x95.

WEST FARMS ROAD.—The Friedman Construction Co. sold to Morris Steinheimer the 5-sty apartment house 1100 West Farms road, on plot 50.3x96xirregular. In exchange Mr. Steinheimer gives the plot 55x100 on the west side of Broadway, 240 feet south of 125th st.

WEBSTER AV.—Mintz & Stern sold for the Irving Construction Co. the eight 2-sty brick 2-family houses 3538 to 3552 Webster av, on plot 183.5x100. The buyer is the Clinton Holding Co., which gave in exchange the plot, 150x165, on the east side of Undercliff av, 736.7 feet north of 176th st. The transaction involved about \$100,000.

WELLMAN AV.—F. M. Weiss & Co. sold for Dean C. Molleson to F. W. and Barbara Stinner, the lot 25x100 on the north side of Wellman av, 200 ft. east of Mapes av.

WHITE PLAINS AV.—David Stewart sold for the Crawford estate the tract, comprising about 250 lots, at White Plains av and Gun Hill road. The purchaser is a syndicate. The tract has a frontage of 658 feet on White Plains av and 2,410 feet on Gun Hill road. On Tilden st it fronts 843 feet. Several other thoroughfares intersect it. The sale removes from the market what is practically the last large well-located tract in the Williamsbridge section. It was owned by the Crawford family for a great many years. The property is located in the heart of Williamsbridge at a point which is destined to become as important to the upper Bronx as has the intersection of 149th st and 3d av to the older section of the borough. The proposed subway along White Plains av is to have a station at this point as well as the elevated system, whose extension is to follow east

along Gun Hill road to White Plains av and then northerly along the latter thoroughfare. Gun Hill road, which is a 100-foot thoroughfare, it is also said, is to have a trolley line over its entire length from Van Cortlandt Park to Pelham Park.

LEASES.

DUROSS & CO. have leased the store and basement 143-5-7 West 17th st for B. Crystal & Co. to Peter H. Rielly Co.; for E. Greenblatt the sixth loft of 227-239 West 17th st to H. Bliquek for a term of five years.

MAGUIRE & CO. have leased for a long term of years the two stores 445-47 Amsterdam av to a client, who will conduct a general dry goods business after extensive alterations have been made on the premises.

GEORGE ALEX MACDONALD leased his new 6-sty and basement loft building at 719-721 Greenwich st to the Continental Warehouse Co. for a term of five years. Chas. F. Sinclair was the broker in the transaction.

CORN & CO. leased for Gibson-Steingart Construction Co. 5,500 sq. ft. at 146-50 West 25th st to Wm. Constad & Co.; for Ritario Construction Co. 6,200 sq. ft. at 140-46 West 22d st to Wm. Morris & Co.; for Mary O'Brien top loft at 18 East 23d st to S. Brand & Sons, and space at 15-7 West 26th st to Alfred Husch.

WM. H. WHITING CO. have leased for a term of years for the Blum & Koch Realty Co. the entire second floor of the building on the southwest corner of Madison av and 28th st to Tuttle & Bailey Mfg. Co., who are manufacturers of registers and ventilators, and have been located on Beekman st for the past forty years.

M. & L. HESS have leased for the Building & Engineering Co. the 12-sty and basement building at 16-18 West 22d st, running through to 15-17 West 21st st, to Frankenthal Bros. & Co., manufacturers of underwear, for a term of eleven years, at an aggregate rental of \$750,000. The building is 55x100 on 22d st and 59x100 on 21st st.

HARVEY N. BLOOMER has rented the double store 215 West 125th st for the Hamilton Building Realty Co. to Rose & Leavy, tailors; also the store 515 5th av for the Astor estate to the Persia & American Rug Co., and store 632 Broadway to the Mexican Textile Co. The above leases are for a term of years and aggregate over \$150,000.

FREDERICK FOX & CO. have leased for the Inter-City Holding Co. 10,000 sq. ft. of space at 122-130 West 27th st to A. Weckstein & Son; for the Peoples' Co-Operative Property Co. 6,700 sq. ft. of space at 146-150 West 27th st to Dickler & Handelman; for the Gibson Steingart Const. Co. 5,500 sq. ft. of space at 146-150 West 25th st to Fox & Weinig; for the L. H.-N. W. Co. 4,500 sq. ft. of space at 130-132 West 25th st to Henry Rosenberg; for Gross, Engel & Co. the first and second lofts at 113 West 27th st to Friedman & Adler and H. Reichman & Son; for the estate of Walden Pell the fourth loft 24-6 West 30th st to Feidelman, Stein & Neiman. The above concerns are all manufacturing furriers.

Bush Terminal Lease.

Attracted by the exceptional shipping facilities of South Brooklyn and by the ease with which goods can be transported from that section to any part of the metropolitan district, another Chicago firm, the third within two months, has decided to establish a branch factory in the Industrial Colony controlled by the Bush Terminal Company along the Government Channel. A lease has been made between the Sefton Manufacturing Co., of Chicago, and the Bush Terminal Co. for 35,800 square feet of floor space in Model

Loft Building No. 6, at the foot of 34th st, South Brooklyn, where the western corporation will immediately start the establishment of its Eastern plant. The lessees are manufacturers of paper boxes and has so large a clientele in the East that the advisability of a metropolitan plant was taken under consideration some months ago. After several visits to New York City, and a close study of the local shipping agencies, the firm finally decided that it could conduct its operations in the most economic and speediest way by locating in the commercial section of South Brooklyn. The firm will give employment to about 300 operatives, and it is expected that the South Brooklyn labor market will be made use of in their selection. Negotiations are now under way which, in the course of a very few years, are likely to bring several hundred firms from the West to New York, either with their entire plants or by way of branch factory representation.

RICHMOND

WESTERLEIGH, S. I.—J. Sterling Drake sold for the estate of Jane Warren, of Keosauqua, Iowa, to Sidney H. Bailey the corner of Cheves av and Watchogue road, Westerleigh.

BOARD OF ASSESSORS REPORT.

Work Up to Date, But the Board Needs More Help.

THE annual report of the Board of Assessors is now in the hands of Mayor Gaynor. Although it is extremely brief it conveys an excellent idea of the work of the Board during the year 1910, and a perusal of the figures tend to show that although this body is seldom in the public eye its task is one of great magnitude.

Joseph P. Hennessy, president of the Board, has striven all along to bring the work up to the minute. Despite the fact that he has succeeded to a great extent in minimizing the number of assessment lists which lay idle, so to speak, he feels that with additional clerical facilities and an increased appropriation this can be accomplished.

"I am of the belief," said Mr. Hennessy, "that if we had more men we could get rid of the work in a shorter time, and in fact there would be occasions when we would have a clean slate. As it happens now, we are short-handed and if any of the men in the office should become sick or disabled permanently, his place would be taken by an inexperienced man from the Civil Service list who would have to be broken in, which would require some time.

"This would cause delays, and the longer action is delayed on an assessment list, the greater the expense to the city. It is much better to have the men idle for a little while waiting for the work to come in than to be overloaded with work."

It was explained by Mr. Hennessy that the public is inclined to discount the work of the Board. He pointed out that the duties of the body which he heads concerns millions of dollars annually in which thousands of property owners are interested. During the year, explained Mr. Hennessy, hundreds of objections are raised against the confirmation of assessment all of which the Board must hear. In some cases, it is essential for the members of the Board to visit the places which are affected by the assessment.

The report shows that during the year there were apportioned and advertised 716 assessment lists amounting to \$10,090,334.40. The total number of confirmations for the year was 783, aggregating \$8,765,133.24. On Dec. 31, 1910, there were apportioned and advertised, awaiting confirmation, 111 lists, amounting to \$1,366,973.79. On that same day there

were 102 lists awaiting apportionment, of which 51 were received on Dec. 30, 1910.

A comparative statement contained in the report shows the following: Total confirmations for the year 1910, 783, aggregating \$8,765,133.24; total confirmations for the year 1909, 544, aggregating \$6,034,030.13; total apportioned and advertised during the year 1910, 716, aggregating \$10,090,334; total apportioned and advertised in 1909, 660, aggregating \$6,338,503.

On the last day of last year, there were pending in the Corporation Counsel's office sworn assessment lists totaling \$610,414.89. Continuing the report states as follows:

On January 1st, 1910, seventy-nine claims were pending in this office under special acts for damages due to change of grade and this number was pending on January 21st, 1910, the date of your Honor's appointment of the undersigned as Board of Assessors.

Fifty-eight of these seventy-nine claims have been disposed of. Forty-eight were dismissed. Ten awards were made aggregating \$4,850. Some of the cases pending involve claims for a large amount. One relates to the Third Avenue bridge approach in The Bronx, one to 138th st change of grade in The Bronx and one to Willis av bridge approach in Manhattan. Large plots of property are affected.

In some of the more important cases testimony was taken by former Boards of Assessors, but no final disposition was made, due, it has been represented, as far as the last Board of Assessors is concerned, to a resolution of the Board of Estimate and Apportionment, dated December 6th, 1907, directing all heads of departments "not to incur any new or additional indebtedness payable from the funds provided by the issue of Corporate Stock heretofore authorized, without further approval of this Board."

The hearings upon what is perhaps the most important claim have been nearly concluded. About four hundred pages of testimony have been taken in this particular proceeding thus far. Two other proceedings similar in importance have been concluded as far as the taking of testimony is concerned. The determination of the larger claims is not confined simply to a question of mere damages but questions of law are involved as affected by prior condemnation proceedings.

The phraseology of each act is somewhat different and former proceedings on appeal also affect the situation. In all hearings on special acts the Board has been assisted by a representative of the Corporation Counsel.

BUDGET APPROPRIATION.

The salary account for this office for 1910 was \$42,500. For 1911 it is \$40,250. The Board is emphatically of the opinion that the force ought to be increased instead of diminished on the theory that by keeping the assessment lists in the office down to the lowest number possible, a most important saving in interest to the City will be effected.

In this connection the Board calls to the attention of your Honor the statement of Chief Engineer Nelson P. Lewis in his report to the Board of Estimate and Apportionment under date of March 31, 1910, page 180:

"Through the application of the new rules of the Board (of Estimate) which insure the carrying out of improvements without delay and the immediate return of the assessment list to the Board of Assessors, it is believed that any further modifications in procedure needed for expediting the operations of the Street Improvement Fund must come through an increase of the facilities of the Board of Assessors and the decrease in the time interval which now elapses between the presentation of the assessment list and its confirmation."

BOARD OF BROKERS DINNER.

The fifteenth annual dinner of the Real Estate Board of Brokers, to be held at the Waldorf-Astoria Wednesday evening, February 8, promises to be the largest in point of attendance ever held by the Board. A reception to Governor Dix will be held from 7 to 7.30. The speakers, in addition to the Governor, who is certain to say something that will interest real estate people, are Comptroller William A. Prendergast, Frederick W. Whitridge and Edward W. Townsend, author of the "Jimmy Fadden" stories, who is certain to give an entertaining talk. Those desiring tickets to the dinner should apply at once in order to be properly seated. Joseph P. Day, Edward L. King, Russell Marston and Elisha Sniffen are members of the dinner committee, and can furnish tickets at \$5 each. They may also be obtained at the office of the Board, 115 Broadway. An auction sale of the boxes for the dinner will be held in the Board room Wednesday, February 1, at 4 p. m.

New Real Estate Corporations.

Amila Realty Co., 20 Vesey st, N. Y.; inc. Jan. 18, 1911; capital, \$100,000; directors, Martha E. Miller, 20 Vesey st, N. Y.; Louis Mameson, Chas. Vitozi.

F. J. Ashfield & Sons, 350 Fulton st, Brooklyn, N. Y.; inc. Jan. 17, 1911; capital, \$10,000; directors, Fred. J. Ashfield, 567 East 23d st, Brooklyn; Fred. R. Ashfield, 933 East 15th st, Brooklyn; Herbert Ashfield, 3 Parkside Court, Brooklyn.

Alanson Bruce Realty Co., 60 Wall st, N. Y.; inc. Jan. 13, 1911; capital, \$3,000; directors, W. Alanson Alexander, 503 5th av, N. Y.; Gilda R. Alexander, 503 5th av, N. Y.; Russell L. Tarbox, 60 Wall st.

T. E. Auerbach Development Co., 276 Hamburg av, Brooklyn; inc. Jan. 18, 1911; capital, \$100,000; directors, T. E. Auerbach, 276 Hamburg av, Brooklyn; Chas. L. J. Seedorf, 33 Suydam st, Brooklyn; A. C. Benninger, 1860 Onderdonk av, Brooklyn.

Bellard Building Co., 188th st and Audubon av, N. Y.; inc. Jan. 14, 1911; capital, \$10,000; directors, Ray Karpas, 158 West 121st st, N. Y.; Joseph Wittner, 238 West 106th st, N. Y.; Frank J. Stevens, 1372 Stebbins av, N. Y.

The W. F. Burns Realty Co., 527 Broadway, N. Y.; inc. Jan. 13, 1911; capital, \$100,000; directors, Jack L. Woldenberg, 258 Broadway, N. Y.; Edmond R. Lyon, Edward L. Dennis.

B. L. D. Company; inc. Dec. 29, 1910; capital, \$1,000; directors, Chas. J. Wade, 42 West 64th st, N. Y.; Maurice A. Lynch, 1 Booraem pl, Jersey City; Geo. B. Hayes, 31 Nassau st, N. Y.

The Centurian Concrete Steel Co., inc. Jan. 5, 1911; capital, \$25,000; directors, George Perretti, 364 Amsterdam av, N. Y.; Phillip H. Rosenbaum, 21 East 115th st, N. Y.; Chas. Desposito, 362 Amsterdam av, N. Y.

Crispi Construction Co., 128 Broadway, N. Y.; inc. Jan. 5, 1911; capital, \$3,000; directors, Carmelo Lo Curto, 1658 Madison av, N. Y.; Salvatore F. P. Dragotta, 1624 Madison av, N. Y.; John DiCarlo, 182 East 109th st, N. Y.

The Cube Realty Co., 58 Canal st, N. Y.; inc. Jan 4, 1911; capital, \$30,000; directors, Louis Freidel, 81 Canal st, N. Y.; Chas. Rosenfeld, 24 West 118th st, N. Y.; Samuel Lackman, 81 Eldridge st, N. Y.

The Curtin Building Co., 1850 East 14th st, Brooklyn; inc. Jan. 7, 1911; capital, \$5,000; directors, John Curtin, 1850 East 14th st, Brooklyn; Marguerite Curtin, 1850 East 14th st, Brooklyn; Cornelius J. Curtin, 1850 East 14th st, Brooklyn.

Continued on page 175.

NEWS CULLED FROM THE WEEK'S DOINGS

A CONSERVATIVE OPTIMIST.

Elisha W. Sniffin Gives His Views on the Situation in the Mortgage Market.

Elisha W. Sniffin, secretary of the Real Estate Board of Brokers, who is in close touch with the mortgage situation in Manhattan and the Bronx, had some interesting things to say to a representative of the Record and Guide. That Mr. Sniffin has accurately sized up the situation goes without saying, for he comes in daily contact with the men and the institutions who are engaged in this end of the real estate business.

To use the language of Mr. Sniffin, he styles himself as "a conservative optimist." While he asserts that the mortgage market is still tight, he qualifies that statement with the remark that it is much easier at present than it has been of late.

"In considering the mortgage situation," said Mr. Sniffin, "it should be borne in mind that mortgages may be divided into two classes or placed in two divisions—building loans and permanent investments. If you take up the first class or division, you will find that there is a slight tendency on the part of makers of building mortgage loans to ease up. It should not be said that the market is normal, for those who lend money on mortgages are feeling their way, and although loans are being made they are all characterized by caution and much forethought.

"In the first place, the individual or institution loaning money consider property in the best locations, and then money is loaned out in moderate amounts. If you should desire to negotiate a loan for a third individual, you will find that the maker of the loan will look for the assurance that the prospective mortgagee really owns the property. When the market was in a normal condition money could be borrowed very easily, that is, the prospective mortgagee would determine first whether he could get the building loan and when he was assured it was forthcoming he would make the contract. In other words, operators-so-called, were simply speculating, hoping to have their enterprises financed while they actually invested nothing. Those were the halcyon days for the speculators, but to-day a spirit of conservatism and even hesitancy dominates the entire mortgage market. You must actually own the property to get a loan, and it makes no difference what hopes you have for future success.

"Now, there are certain sections of the city, and I will refrain from being specific, inasmuch as what I have to say is of a general nature, where property is of a very stable character. Yet it is quite difficult to secure building loans on such property. Why? Well, those who are making building loans claim that they have made a sufficient number of loans in this particular section, and before they go any further they want to observe the renting possibilities of the locality in question. Go to them for a loan and they will say, 'We have got considerable money invested in property up there, and while your proposition may be good, yet we would like to see how the buildings which have been erected are going to develop—how rapidly they are going to be filled up.'

"So you see, while it cannot be truthfully said that the building-loan market is in any degree all that may be desired, yet there is an outward tendency to ease up, and as time will take its course, the situation will become easier until it has reverted to the normal. There is no use

rushing in pell-mell, and asserting vehemently that conditions are 'top-notch,' when as a matter of fact they are in a state of development. But I am a strong believer in the future, and I think that it will not be long before things will be straightened out again to the satisfaction of all. It will require time and patience, circumstances must take their natural course, and all should be governed by a spirit of conservative optimism.

"Now, a word regarding mortgage loans as permanent investments. The prevailing rate is five per cent., although there is a fair amount of four and one-half per cent. money, but the latter are all on gilt-edged propositions. Of course this indicates, as I have already said, that the market is not yet normal. But as the year grows older the money market will loosen up, and there should be no cause for worry on that score.

"There is quite a demand for second mortgages. And right here let me say that this should not be taken as an indication that those who are seeking to secure second mortgages are financially embarrassed. Such an impression is easily gained, but it is entirely erroneous. Now, those who make these loans naturally ask for bonuses, and in some quarters there is a belief that they are too exacting in their demands. It should be remembered, however, that in case of foreclosure, which is oftentimes the case, the bonus is generally wiped out by the cost incurred by the proceedings and other losses. In a case, however, where the mortgagee pays his interest, taxes and other incidental obligations, the charging of a bonus is most assuredly unjust, but that is a question which is open to much discussion.

"I might add that there is plenty of money just now in small amounts, and that these loans can be secured at anywhere from four and one-half to five per cent.

"In conclusion, I would say that this spirit of conservatism which dominates the market should not be taken as an indication of poor conditions. Some alarmists are bound to regard it as such, but their view is productive of no good. Things are bound to come back to the normal, and the time when they attain such a stage is not very far off. When conditions are stable once more, it will be found that this stability rests upon a strong foundation."

PROVIDENT SAVINGS LIFE ASSURANCE SOCIETY transferred to the Postal Life Insurance Co. the 15-sty office building at the southwest corner of Nassau and Liberty sts; 82 Wooster st, a 7-sty loft building; 3 East 17th st, a 10-sty loft building; 511-513 West 112th st, a 6-sty apartment house; 933-935 Amsterdam av, and the 11-sty loft building at the northeast corner of Broadway and Spring st. The assessed value of the six parcels is \$3,802,000.

United Real Estate Owners' Ball.

The annual entertainment and reception of the United Real Estate Owners' Association will take place Monday, January 30, at Terrace Garden. The arrangement committee, under the leadership of Chas. W. Eidt, chairman, Chas. H. Schnelle, secretary, and Chas. J. F. Bohlen, have completed every detail to make this affair a far superior success than the last entertainment. The work has been subdivided into special committees. The vaudeville entertainment will be in the hands of a committee headed by Dr. Abraham Korn. This committee is making elaborate arrangements procuring the best talent possible.

Bush Terminal Co. to Have Wireless Station.

Ships that approach the South Brooklyn shore will soon be able to flash wireless messages to the busy factory district along the Government Channel, and the customary instructions regarding the disposal of incoming cargoes will be given by means of the wireless. All this will be made possible through the installation of a wireless tower and experimental station on top of one of the immense loft buildings controlled by the Bush Terminal Company, and it is expected that the system will be in full working order by April 1.

The work will be undertaken by the National Electric and Signaling Company, which has its main station at Brandt Tork, Mass, and its principal office in Pittsburgh. In order to be better able to supply its Eastern trade and desiring to secure an incidental location for a metropolitan sending and receiving station in a suitable district, the corporation has made a lease with the Bush Terminal Company for 11,685 square feet of floor space on the sixth floor of Model Bush Loft Building No. 6, at the foot of 35th st, South Brooklyn.

DUFF & CONGER have been appointed agents by the Mutual Life Ins. Co. of the "Queenston," a 6-sty elevator apartment house at the southwest corner of Madison av and 96th st.

GIFFIN, DERBY & MOFFAT have secured for the Van Orden Construction Co. a loan of \$90,000 on the two 50-foot 5-sty buildings 509 and 513 West 184th st.

Little Call for Suburban Property.

John F. Scott, who handles the suburban business for Pease and Elliman, declared the other day that there was an ever-increasing demand for country seats in the suburbs. Mr. Scott asserted that business along this line was exceeding expectations. Asked as to his views concerning the suburban realty situation, Mr. Scott said:

"While the business in cheap suburban property is very poor, there is a generous market for fine country seats. Concerning the former, it is simply a case of economics. During the boom, speculators rushed in and bought up a lot of acreage, divided it into lots and then started a suburban boom. These speculators thought that they would do a great business, but they found the whole thing was overdone.

"Instead of prospective purchasers buying lots in great fashion, the boom in many respects fell flat. The speculators who had bought unwisely found themselves in a hole. The effects of this wild speculation still holds good, for I do not think that there will be any great demand for this cheap suburban property. Too much of it has been bought, and the supply is greater than the demand. It will take some time before conditions will settle, but until then, I do not see any wonderful developments in the suburban situation."

THE TAXPAYERS' ALLIANCE held their regular meeting on Friday evening, Jan. 20, 1911, the meeting being very short, the only matters taken up were the election of Rufus R. Randell as president of the organization for the unexpired term of William A. Cokeley, who resigned. The annual election of officers takes place on March 8, 1911.

JOHN L. BURGOYNE, president of the Eureka Co-Operative Savings and Loan Association, tendered a dinner to fourteen officers and directors at Wuensche's Arion Hall, Alexander av and 142d st, Monday evening, January 23, 1911.

COMMITTEE AND COMMISSION CONFER.

Special Committee of Estimate Board and P. S. C. Hold Conferences on Subway Situation—Sprague Proposition.

Subways were the subject of prolific discussion among public officials, but no definite results or ends were attained during the week. The proposition of the Bradley Construction Company is not regarded very seriously in any quarter. During the latter part of the week, the Public Service Commission received another proposition from Frank J. Sprague, an engineer, whose plan while similar in many respects to that of the Interborough, meets many objections raised against the latter.

The Bradley Company proposes to construct the Triborough route for \$85,000,000, and then offers to equip and operate it, the profits to be equally divided between the company and the city. The Sprague proposition involves a four-track one level subway from Times square to 45th st, down 7th av, and through Varick st to the Battery with a two-track tunnel under Liberty st to join the Lafayette av subway in that borough, using for this purpose part of the tracks of the 4th av subway, and also with a connection through 34th st to Lexington av, a four-track line up Lexington av to 138th st, with a connection for providing a future extension through 138th st and Southern Boulevard; thence north to 157th st to connect with a three-track elevated road up River and Jerome avs to Jerome Park Reservoir.

Although it has been insinuated that Mr. Sprague is being backed by interests in close touch with the Interborough Company, Mr. Sprague denied this in an interview on Thursday afternoon, asserting that he was ready to furnish the necessary bonds in the event of the acceptance of his proposition.

Perhaps the most significant events in the subway situation during the week were the conferences between the special committee of the Board of Estimate and the Public Service Commission. The committee consists of Borough Presidents McAneny, Cromwell and Miller. What the exact nature of these conferences has been could not be determined, but some idea was gained at the meeting of the Board of Estimate on Thursday.

Comptroller Prendergast asked what progress had been made at the conferences between the committee and the Commission. Mr. McAneny said that some headway had been made, but that inasmuch as the committee had recently been appointed nothing definite had been reached.

"Do I understand," said Mr. Prendergast, "that this committee is considering the Interborough proposition exclusively? I thought that every offer was to be taken up."

Mr. McAneny stated that every offer submitted to the Public Service Commission was being considered, and that the deliberations of the committee were not confined to the Interborough plan. Borough President Miller, who had been listening intently to the conversation, took umbrage at Mr. Prendergast's remarks. He said:

"The Transit Committee of this Board was in session three months, and it was not asked to give an account of itself. We have been in existence for three days, and we have not had the opportunity to look around."

President of the Board of Aldermen Mitchel said that it was not necessary to make any explanations, and that the committee was not being asked to give an account of its doings. Mayor Gaynor remarked that he understood that all propositions which were being submitted to the Board were being considered.

Railroad in Pelham Bay Park.

The Union Railway Co. some few months ago asked for a franchise to run cars on Eastern Boulevard and Pelham Parkway to City Island, but were refused on account of the road running through Pelham Bay Park. On Tuesday last Senator Stilwell, of the Bronx, introduced a bill permitting a street surface railroad in Pelham Bay Park along a route or routes to be designated by the Board of Estimate and Apportionment and approved by the Park Board of New York City.

THE EDENWALD TAXPAYERS' ASSOCIATION of the Bronx held its annual election meeting on Saturday, Jan. 21, at their meeting rooms, 922 East 233d st. The following were the officers installed for the year 1911: Adolph Johansmeyer, president; Bengt Nelson, vice-president; J. Kennedy, financial secretary; Thos. D. Rivers, recording secretary; William Tengstrom, treasurer; Oscar Smith, sergeant-at-arms; Adolph Fogelstrom, trustee. The association, which has done a great deal for realty owners in this section of the Bronx, will hold their next meeting to-night, Jan. 28, at 8 p. m. The question to be discussed at this meeting will be that of sewers, which are badly needed in this section of the Bronx.

WM. H. WHITING & CO. have been appointed renting agents for the new 12-story building to be erected at 71-3 Murray st for Daniel E. Seybel, from plans by Carrere & Hastings.

A NEW ORGANIZATION known as the "Clason's Point Business Men's Association" has been organized in the Bronx. Martin J. Kane was elected president; A. F. Turpin, Sr., vice-president; Clinton Stephens, Jr., treasurer; William Higgs, financial secretary; P. Killian, sergeant-at-arms. This association will look after both realty and business interests.

THE ENTERTAINMENT and ball given by the South Bronx Property Owners' Association at Ebling's Casino, 156th st and St. Ann's av, was a great success, surpassing all previous events held by the organization.

Gilbert Ray Hawes Defends Torrens System—Challenges Title Company.

Editor Record and Guide:

The recently published annual report of the trustees of the Title Guarantee & Trust Company to its stockholders, contains a remarkable admission of a stupid blunder and egregious mistake made by said company, which, for its own reputation, it might better have passed over in silence.

It appears from this report that a woman presented herself at the office of the Title Guarantee & Trust Company, claiming to be the owner of a house in Brooklyn and so fooled this sapient and all-powerful corporation ("Capital and Surplus \$15,000,000") that it "made a first mortgage loan to her itself (sic) and also guaranteed the title in the case of a second mortgage subsequently secured by her on the same property. She then sold the property and died." But whether her death was caused by the sale or the issuance to her of title insurance is not stated.

Then, according to this veracious and romantic narrative, after the death of the woman, and when it was too late, "it was discovered that the person mentioned in the deed was really her mother, who had died, leaving the daughter a life interest with a remainder over to the children." Of course the company "made good" the amount of the two mortgages. How could it escape in view of the fact that careful inquiry and proper investigation would have prevented the consum-

mation of the fraud? Such a revelation of the possible results of the system of title insurance which was denounced by a majority of the commissioners appointed by Governor Hughes, as "ANTI-QUATED, CUMBERSOME AND EXPENSIVE" is not calculated to inspire confidence among property owners or prove an attractive advertisement for the Title Guarantee & Trust Company.

But this incident is interjected into the annual report in order to serve the basis of an attack upon "THE MUCH TALKED OF TORRENS SYSTEM." With tears in their eyes and hearts throbbing with pity and solicitude for the "dear public" the trustees of the Title Guarantee & Trust Company ("Capital and Surplus \$15,000,000") thus conclude their tale of woe and draw the moral therefrom "It remains to be seen, whether the general public will be better satisfied with a system which throws the losses on the Title Guarantee & Trust Company and protects the innocent and helpless infants, or with one which allows them to be robbed of their land with the greatest ease."

The author of this "report" must have glowed with unctuous satisfaction when he emitted this noble sentiment. But, to anyone who knows, it is simple drivel and rubbish. Instead of being the guardian and protector of "innocent and helpless infants," it is notorious that no title insurance company ever pays any loss until it is sued or threatened with suit and determines that this is one of the "unavoidable risks." For proof of this, examine any policy of title insurance and read the "Exceptions in Schedule B" and the long "Conditions" printed in microscopic characters on the last page of the policy and then determine where the "good and marketable title" comes in.

Furthermore, there would have been no necessity to reimburse those "innocent and helpless infants" if the Title Guarantee & Trust Company had performed its duty properly in the first instance.

As to the Torrens System of Land Title Registration, the suggestion that said system permits infants or others "to be robbed of their land with the greatest ease" is so absurd and preposterous on its face as to require no refutation. But for the benefit of those who are ignorant on the subject and therefore likely to be deceived, by such misstatements it may be well to explain that the Torrens Law which has just been unanimously sustained as to its constitutionality by the United States Supreme Court in *American Land Company vs. Zeiss*, permits nothing of this kind. By careful provisions and wise safeguards it protects the interests of all concerned, owners and lienors, and it would be impossible under the Torrens System for a property to be registered under a forged or fraudulent deed so as to cut off the rights of "innocent and helpless infants."

The Torrens System has come to stay and is making progress every day. No wonder the old title insurance companies are writhing under the fear that they may lose some of their ill-gotten gains. I hereby challenge Mr. Kelsey or Mr. Lindner of the Title Guarantee & Trust Company to meet me in public debate on the subject and let "the general public" decide which is the better system.

GILBERT RAY HAWES.

Dated New York, January 23, 1911.

J. ARTHUR FISCHER AND GEORGE D. WARING have leased for Charles J. Follmer to Bielli & Co. the 4-sty brownstone house 118 West 43d st, adjoining the Elks' Club, for a term of ten years. The lessees will utilize the premises for restaurant purposes.

J. B. ENGLISH leased for John H. Hindley the 3-sty dwelling 140 West 48th st.

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

¶ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

¶ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 WEST BROADWAY.
MONDAY, JANUARY 30.

WESTCHESTER AV, from Bronx River to Main st, 10 a. m.

UNNAMED ST (assessment), from Amsterdam av to Audubon av, 2.30 p. m.

TAYLOR ST (assessment) from East River to Westchester av, 3.30 p. m.

WEST 178TH ST and WEST 179TH ST, from Haven av to Buena Vista av, 3 p. m.

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

EDEN AV, from East 172d st to East 174th st, 10.30 a. m.

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

GLEBE AV (assessment), from Westchester to Overing av, 4 p. m.

UNNAMED ST (from Amsterdam av to Audubon av, 2.30 p. m.

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

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

TUESDAY, JAN. 31.

WHITE PLAINS RD (closing), from Cthe northern boundary of New York to Morris Park av, 2 p. m.

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

FAILE ST (assessment), from Garrison av to Whitlock av, 10 a. m.

UNNAMED ST, from Undercliff av to Aqueduct av, 10 a. m.

WEDNESDAY, FEBRUARY 1.

PUBLIC PL, from Mosholu av to Broadway, 2 p. m.

UNNAMED ST (assessment), from Underhill av to Aqueduct av, 10 a. m.

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

TAYLOR ST, from East River to Westchester av, 10 a. m.

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

THURSDAY, FEBRUARY 2.

PUBLIC PL (assessment), from Mosholu av to Broadway, 2 p. m.

SEAMAN AV, from Academy st to Dyckman st, 2 p. m.

BOSTON RD, from White Plains rd to north line of city, 4 p. m.

FRIDAY, FEBRUARY 3.

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

PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

MONDAY, JANUARY 30.

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

QUEENS BOROUGH GAS & ELECTRIC CO.—"Informal hearing as to rate for gas." Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—"Informal hearing as to rate for electricity." Commissioner Maltbie, 2.30 p. m.

TUESDAY, JANUARY 31.

LONG ACRE ELECTRIC LIGHT & POWER CO.—"Further hearing upon ap-

plication for approval of issue of \$10,000,000 stock and \$50,000,000 bonds." Commissioner Maltbie, 2.30 p. m.

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

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

WEDNESDAY, FEBRUARY 1.

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

KINGS COUNTY LIGHTING CO.—"Rate for Gas." Commissioner Bassett, 2.30 p. m.

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

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

THURSDAY, FEBRUARY 2.

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

INTERBOROUGH RAPID TRANSIT COMPANY.—"Shuttle train service between 50th and 58th sts, Sixth av line." Commissioner Eustis, 2.30 p. m.

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

MONDAY, JANUARY 30.

15TH TO 18TH ST, 2.30 p. m.

TUESDAY, JANUARY 31.

LOOP 1, 2 p. m.

BROOKLYN BRIDGE ARCHES, 2.30 p. m.

LOOP 6, 3.30 p. m.

WEDNESDAY, FEBRUARY 1.

15TH TO 18TH ST, 2.30 p. m.

THURSDAY, FEBRUARY 2.

LOOP 1, 2 p. m.

FRIDAY, FEBRUARY 3.

18TH TO 23D ST, 10.30 a. m.

HAMILTON PL, 1 p. m.

15TH TO 18TH ST, 2.30 p. m.

LOCAL BOARD DOINGS.

The following are the results of the Local Board meeting of the Bronx, held at the Bronx Borough Hall, 177th st and 3d av, on Wednesday evening, Jan. 25, 1911, at 8 p. m.:

CHESTER DISTRICT.

PAULDING AV.—Regulating, grading, from 222d st to 233d st, and all work incidental thereto. Estimated cost, \$25,000. Assessed value of the real estate included within the probable area of assessment is \$328,000. Title vested May 24, 1910. Center line length of this improvement is about 2,946 linear feet. Of this basis, the average cost per linear foot of frontage will be \$4.24, or \$106 a lot. Adopted.

PROTECTORY AV.—Plan "A" shows the discontinuance and closing of Protec-

tory av. from McGraw av to Purdy st, adopted the extension of Hoguet av (80 feet wide) from Starling av to McGraw av, and the extension of St. Raymond av, from Protectory av to Hoguet av. Sketch "B" shows the retention on city map of Protectory av and shifting the widening of the old lane to the property of the Protectory, and laying out Protectory av at a width of 50 feet. This would not interfere with any frontage which the owners have on the old line. After the Local Board has decided which sketch is to be recommended to the Board of Estimate a map will be prepared with dimensions and grades.

CARPENTER AV.—Sewer, between 242d st and the northerly line of the City of New York. Adopted.

BARNES AV.—Acquiring title, from Tilden av north to city line. Map filed. Laid over.

BARNES AV.—Acquiring title from Tilden av to Baychester av. Map filed. Laid over.

MORRISANIA DISTRICT.

EASTERN BOULEVARD.—Discontinuance and closing between west line of Barry av and lands of New Haven Railroad. Laid over.

CABOT ST.—Closing between East River and Leggett av, and that proceeding now pending for acquiring title be amended by eliminating the portion of Eastern Boulevard, between west line of Barry st and the New Haven Railroad. Laid over.

CORONA DISTRICT.

164TH ST.—Furnishing and constructing guard rail or fence on southerly side of East 164th st, beginning about 31 feet east of Washington av, and extending easterly for about 150 feet, and that earth filling be furnished and placed where required. Estimated cost, \$51. Laid over.

PUBLIC PLACE.—Acquiring title to Public place bounded by West Farms road, East 167th st and Hoe av. Map filed Oct. 29, 1906. Laid over.

VAN CORTLANDT DISTRICT.

SHERIDAN AV.—Regulating and grading, flagging, etc., from East 169th st to Belmont st. Estimated cost, \$80,200; assessed value of real estate included within probable area of assessment is \$172,450. Length of this improvement is about 2,675 linear feet. On this basis, the average cost per linear foot of frontage will be about \$375 for a 25-foot lot. Title not vested. Laid over.

172D ST.—Tentative map showing laying out from Plympton av to Aqueduct av, adopted by Board of Estimate Dec. 15, 1910. Final map forwarded for adoption Jan. 3, 1911, laid over.

HUDSON DISTRICT.

12TH AV.—Paving with granite block 12th av, between 42d and 44th sts. Estimated cost, \$18,055; assessed valuation of property affected, \$781,000. Lay over pending completion of water mains.

48TH ST.—Alteration to sewer in 48th st, between 10th and 11th avs. Estimated cost, \$11,000; assessed valuation of property affected, \$1,660,600. Laid over indefinitely.

36TH ST.—Extension to barrel sewer under pier at 36th st, North River. Es-

timated cost, \$5,000. Assessed valuation of property affected, \$7,079,000. Laid over indefinitely.

HARLEM DISTRICT.

5TH AV.—Lay out as a bridge approach property on the west side of 5th av, between 138th and 139th sts. Approved.

BOARD OF ESTIMATE.

The following proposed changes in the city map were adopted:

OVERLOOK TERRACE.—In the matter of changing the lines and grades of Overlook terrace, from West 184th st to a point about 313 feet north of West 187th st, and of West 184th st, West 186th st and West 187th st, from Bennett av to Overlook terrace.

MACE AV.—In the matter of establishing the lines and grades of final map, Section 35, comprising the territory bounded approximately by Mace av, Tenbroeck av, Allerton av, Laconia av, Arnov av, Home av, Burke av, Lurting av, Duncan av, Laconia av, East 222d st, and the New York, Westchester and Boston Railway.

RIVERSIDE DRIVE.—Changing the lines and grades between West 155th st and the proposed Henry Hudson Memorial Bridge, and adjusting the lines of the intersecting streets and adjoining park areas in such a way as to harmonize with the new street plan.

WEST 129TH ST.—Change in the grade of West 129th st, from Amsterdam av to Convent av.

BARLOW ST.—Change in the plan for the street system within the territory bounded by Barlow st, Blondell av, Westchester av, Walker av, Silver st, Roselle st, Poplar st and Williamsbridge road, Borough of the Bronx.

WEST 194TH ST.—Closing and discontinuing West 194th st, between Bailey av and Exterior st.

STREET AND PARK OPENINGS.

Resolutions were adopted authorizing acquisition to the following, Feb. 23 being fixed as a date for public hearing:

ROSEDALE AV.—Amending the proceeding for acquiring title to Rosedale av, Commonwealth av and St. Lawrence av, from Westchester av to Walker av.

RANDOLPH AV.—Acquiring title to Randolph av, from Beach av to St. Lawrence av.

RULE AND DAMAGE MAPS.

The following rule and damage maps for acquiring title to various streets were approved:

LAFAYETTE AV.—From a line distant 150 feet northeasterly from and parallel with the northeasterly line of Edgewater road to Clasons Point road.

FILLMORE ST.—Fillmore st, from Morris Park av to Van Nest av, and to Garfield st, from West Farms road to Morris Park av.

CONSTRUCTION WORK.

Preliminary authorizations in the following were recommended:

5TH AV.—Regulating and grading, from 140th st to marginal street.

EAST 142D ST.—Regulating and grading from a point 450 feet east of Lenox av to marginal street.

BROWN AV.—Sewer, from East 132d st to Southern Boulevard.

KINGSBRIDGE ROAD.—Paving with asphalt block where not already paved and recurring from Jerome av to the approach to the Grand Boulevard and Concourse at a point 75 feet west of Creston av.

WHITE PLAINS AV.—Regulating and grading from Morris Park av to Walker av.

BARRETTO ST.—Regulating and grading from Lafayette av to Spofford av.

EAST 172D ST.—Paving with asphalt block from Seabury pl to Southern Boulevard.

The following final authorizations were made:

ZEREGA AV.—Regulating and grading from Westchester av to Castle Hill av.

ST. GEORGE'S CRESCENT.—Regulating and grading from East 206th st to Van Cortlandt av.

SEDGWICK AV.—Receiving basins at the following points on Sedgwick av: northeasterly and southwesterly corners of West 177th st, southwesterly corner of Undercliff av.

CANAL PL.—Paving with granite block and curbing, from East 138th st to East 144th st.

LONGFELLOW AV.—Paving with asphalt block, and curbing where necessary, from Freeman st to East 172d st, the Bronx.

ROADWAY AND SIDEWALK WIDTHS.

OAK TREE PL.—Fixing the roadway of Oak Tree pl, from Hughes av to Quarry road at 24 feet, the roadway to be centrally located.

IRVINE ST.—Fixing the roadway width of Irvine st, from Garrison av to Seneca av at 24 feet, the roadway to be centrally located.

TIFFANY ST.—Fixing the roadway width of Tiffany st, from Viele av to Intervale av, at 42 feet, the roadway to be centrally located.

BOARD OF ESTIMATE NOTES.

A communication was received from the vice-president of the New York Central and Hudson River Railroad Company submitting plans and profiles in duplicate showing modifications of plans and profiles which were approved by the Board in 1907 of the viaducts or bridges required to carry the streets from 45th to 56th sts, both inclusive, Park av and Park av extensions over the tracks of the New York and Harlem Railroad. This matter which deals with the physical changes in the streets which are affected by the work going on in connection with the construction of the new Grand Central Terminal was referred to a special committee which will look into the entire matter.

Borough President Miller advised the Board that the Local Board of the Chester District has rescinded its resolution initiating proceedings for constructing sewers and appurtenances in Av B, between Lafayette and Westchester av, and in East 157th st, between Av A and a point 300 feet west of Av B, and sixteen other streets and avenues and the Bronx.

A resolution of the Board of Alderman requesting the Board to authorize the issue of \$159,000 corporate stock for the purpose of building an annex to P. S. 12, in the Bronx, was referred to the Corporate Stock Budget Committee.

Upon the recommendation of the Comptroller, the contract between the Department of Bridges and Carrere & Hastings for architects' services in the preparation of plans and specifications for the improvement of the terminals of the Manhattan Bridge at an estimated cost of \$48,889, was approved.

CONDEMNATION PROCEEDINGS.

APPLICATION FOR APPOINTMENT OF COMMISSIONER.

135TH ST.—Opening, between 12th av and Hudson River.

WADSWORTH TERRACE, from 188th st to Fairview av; Broadway terrace, from 193d st to Fairview av; 188th and 189th sts, from Wadsworth av to Wadsworth terrace, and 193d st, from Broadway to Broadway terrace. Application will be made to the Supreme Court Feb. 7 for the appointment of Commissioners of Estimate and Assessment.

BILLS OF COSTS.

RIVERSIDE DRIVE.—Opening, from 158th to 165th st; Pleasant av, opening, from Gun Hill road to 219th st; Depew pl, closing, between 42d and 43d st. Bills of costs will be presented to the Supreme Court for taxation, Feb. 6.

(Continued from page 171.)

Delpark Commercial Co., 116 Broadway, N. Y.; inc. Dec. 29, 1910; capital, \$25,000; directors, Joseph Thomas, 115 Broadway, N. Y.; Mark M. Henderson, 536 West 112th st, N. Y.; Axel Johnson, 340 East 18th st, N. Y.

Elkhorn Land Co., 20 Exchange pl, N. Y.; inc. Jan. 17, 1911; capital, \$10,000; directors, Fred. W. Bain, 4812 11th av, Brooklyn; Seward G. Spoor, 301 2d st, Brooklyn; E. I. Phalen, 927 Tinton av, N. Y.

The Folsom Estate Agency, 13 Astor pl, N. Y.; inc. Jan. 16, 1911; capital, \$10,000; directors, Geo. W. Folsom, 13 Astor pl, N. Y.; Edw. H. Delafield, 38 Wall st, N. Y.; Joseph F. Egan, 13 Astor pl, N. Y.

Fry-Nyburg Realty Co.; inc. Jan. 9, 1911; capital, \$1,000; directors, Solomon Fry, Colonial Hotel, 81st st and Broadway, N. Y.; Simon Nyburg, Hotel Newton, 2528 Broadway, N. Y.; Isaac Brush, 200 West 70th st, N. Y.

Gerard Building Co.; inc. Jan. 6, 1911; capital \$10,000; directors, Emil Erber, 15 West 107th st, N. Y.; Samuel Miller, 198 Broadway, N. Y.; Arthur S. Cohn, 600 West 169th st, N. Y.

Gibralta Associates, 26 Court st, Brooklyn; inc. Jan. 11, 1911; capital, \$2,000; directors, Louis Fishman, 545 Stone av, Brooklyn; Van Mater Stillwell, 916 President st, Brooklyn; Edwin K. Sastano, 381 Lincoln road, Brooklyn.

Great Neck Manor Co., 16 Wall st, N. Y.; inc. Dec. 31, 1910; capital, \$200,000; directors, Chas. E. Norlin, 160 Broadway, N. Y.; Howard B. Cleveland, 5 Cambridge pl, Brooklyn, N. Y.; Clarence B. Tippet, 160 Broadway, N. Y.

Greater Coney Island Co.; inc. Jan. 13, 1911; capital, \$10,000; directors, Desmond Dunne, 25 Prospect Park West, Brooklyn; Geo. C. Tilyou, Surf av and 18th st, Coney Island, N. Y.; Theo. W. Kramer, 624 6th st, Brooklyn.

Greater New York Industrial Association; inc. Jan. 12, 1911; capital, \$5,000; directors, Samuel Warshawsky, 230 Hopkins st, Brooklyn; Benj. Frankel, 206 Hunderton st, Newark, N. J.; Littman Mushkin, 172 Varet st, Brooklyn.

ATTACHMENTS.

Jan. 19, 20, 21 and 23.

No attachments filed these days.

Jan. 24.

Fred L Sayles Co; Arthur H Bedicker; \$11,017.10; Lloyd & Maddox.

Jan. 25.

No attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Jan. 19, 20, 21, 23, 24 and 25.

Altro Realty Co. 781 & 87 Beck. Atlantic Gas & Electric Fix Co. Fixtures, &c. 510
 Brook Construction Co. E s Southern Boulevard between Barretto st & Hunts Point rd. American Mantel Mfg Co. Mantels & Fixtures. 581
 Furlong-Tompkins Co. 530 E 187th. L H Mace & Co. Refrigerators. 840
 Furlong-Tompkins Co. Bathgate av near 187th st. Roeser & Somner Co. Gas & Electric Fixtures. 1,500
 Irving Realty Co. W side Kelly st near Intervale av. Atlantic Gas & Electric Co. Chandeliers, &c. 1,875
 Longfellow Realty & Const Corporation. 378 E 152d. Jos Bloch Co. Plumbing, &c. 2,940
 Longfellow Realty Co. 378 E 152d. American Mantel Mfg Co. Mantels & Fixtures. 171
 Longfellow Realty & Const Corporation. W side Kelly st near Intervale av. Jos Bloch Co. Plumbing & Gas Fixtures, &c. 8,500
 Redmond, Israel. 446 Wendover av. Jas Beggs. Heating Plant. 695
 Silverman, Arthur E. N s 96th st 100 e Madison av. A B See Electric E Co. Elevator. 1,968
 Tenbrook, F A. 175th st & Anthony av. L H Mace & Co. Refrigerators. 144
 Trautfield, Mark. 568 Wales av. Jno Olivio. Fixtures, &c. 500

REAL ESTATE AND BUILDING STATISTICS

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

MANHATTAN AND THE BRONX. CONVEYANCES.

1911. Jan. 20 to 26, inc.		1910 Jan. 21 to 27, inc.	
Total No. for Manhattan.....	204	Total No. for Manhattan.....	201
No. with consideration.....	18	No. with consideration.....	16
Amount involved.....	\$1,095,450	Amount involved.....	\$770,200
Number nominal.....	186	Number nominal.....	185
1911.		1910	
Total No. Manhattan, Jan. 1 to date....	734	Total No. Manhattan, Jan. 1 to date....	809
No. with consideration, Manhattan, Jan. 1 to date.....	69	No. with consideration, Manhattan, Jan. 1 to date.....	58
Total Amt. Manhattan, Jan. 1 to date....	\$3,741,640	Total Amt. Manhattan, Jan. 1 to date....	\$3,532,224
1911. Jan. 20 to 26, inc.		1910 Jan. 21 to 27, inc.	
Total No. for the Bronx.....	170	Total No. for the Bronx.....	117
No. with consideration.....	12	No. with consideration.....	9
Amount involved.....	\$114,910	Amount involved.....	\$87,480
Number nominal.....	158	Number nominal.....	108
1911		1910	
Total No., The Bronx, Jan. 1 to date....	587	Total No., The Bronx, Jan. 1 to date....	503
Total Amt., The Bronx, Jan. 1 to date. . .	\$353,729	Total Amt., The Bronx, Jan. 1 to date. . .	\$155,281
Total No. Manhattan and The Bronx, Jan. 1 to date.....	1,321	Total No. Manhattan and The Bronx, Jan. 1 to date.....	1,312
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$4,095,369	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$3,687,505

Assessed Value Manhattan.

1911. Jan. 20 to 26, inc.		1910 Jan. 21 to 27, inc.	
Total No. with consideration.....	18	Total No. with consideration.....	16
Amount involved.....	\$1,095,450	Amount involved.....	\$770,200
Assessed value.....	\$981,500	Assessed value.....	\$753,000
Total No. nominal.....	186	Total No. nominal.....	185
Assessed value.....	\$14,076,900	Assessed value.....	\$16,714,600
Total No. with consid., from Jan. 1 to date	69	Total No. with consid., from Jan. 1 to date	58
Amount involved.....	\$3,741,640	Amount involved.....	\$3,532,224
Assessed value.....	\$3,307,500	Assessed value.....	\$4,105,500
Total No. nominal.....	665	Total No. nominal.....	751
Assessed value.....	\$38,623,950	Assessed value.....	\$60,549,800

MORTGAGES.

1911. —Jan. 20 to 26, inc.—		1910. Jan. 21 to 27, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx
Total number.....	128	Total number.....	143
Amount involved.....	\$2,628,520	Amount involved.....	\$4,818,584
No. at 7%.....	43	No. at 7%.....	55
Amount involved.....	\$627,320	Amount involved.....	\$1,248,798
No. at 6%.....	11	No. at 6%.....	3
Amount involved.....	\$142,000	Amount involved.....	\$71,800
No. at 5½%.....	45	No. at 5½%.....	28
Amount involved.....	\$1,024,000	Amount involved.....	\$243,100
No. at 5%.....	6	No. at 5%.....	1
Amount involved.....	\$370,000	Amount involved.....	\$25,000
No. at 4¾%.....	1	No. at 4¾%.....	13
Amount involved.....	\$8,000	Amount involved.....	\$366,000
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	\$370,000	Amount involved.....	\$55,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$370,000	Amount involved.....	\$55,000
No. with interest not given.....	23	No. with interest not given.....	31
Amount involved.....	\$465,200	Amount involved.....	\$266,805
No. above to Bank, Trust and Insurance Companies.....	29	No. above to Bank, Trust and Insurance Companies.....	14
Amount involved.....	\$958,000	Amount involved.....	\$190,000
1911.		1910.	
Total No., Manhattan, Jan. 1 to date....	535	Total No., Manhattan, Jan. 1 to date....	680
Total Amt., Manhattan, Jan. 1 to date....	\$14,786,044	Total Amt., Manhattan, Jan. 1 to date....	\$39,780,969
Total No., The Bronx, Jan. 1 to date....	507	Total No., The Bronx, Jan. 1 to date....	530
Total Amt., The Bronx, Jan. 1 to date....	\$4,471,288	Total Amt., The Bronx, Jan. 1 to date....	\$4,898,863
Total No., Manhattan and The Bronx, Jan. 1 to date.....	1,042	Total No., Manhattan and The Bronx, Jan. 1 to date.....	1,210
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$19,257,332	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$44,679,832

EXTENDED MORTGAGES

1911. —Jan. 20 to 26, inc.—		1910. —Jan. 21 to 27, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx
Total number.....	39	Total number.....	34
Amount involved.....	\$833,300	Amount involved.....	\$1,670,000
No. at 6%.....	6	No. at 6%.....	8
Amount involved.....	\$30,300	Amount involved.....	\$4,500
No. at 5½%.....	5	No. at 5½%.....	1
Amount involved.....	\$133,000	Amount involved.....	\$50,000
No. at 5%.....	18	No. at 5%.....	16
Amount involved.....	\$381,000	Amount involved.....	\$99,000
No. at 4¾%.....	5	No. at 4¾%.....	11
Amount involved.....	\$137,000	Amount involved.....	\$855,500
No. at 4%.....	5	No. at 4%.....	3
Amount involved.....	\$152,000	Amount involved.....	\$79,500
No. with interest not given.....	5	No. with interest not given.....	1
Amount involved.....	\$152,000	Amount involved.....	\$6,000
No. above to Bank, Trust and Insurance Companies.....	6	No. above to Bank, Trust and Insurance Companies.....	17
Amount involved.....	\$279,500	Amount involved.....	\$85,000
1911		1910	
Total No. Manhattan, Jan. 1 to date....	226	Total No. Manhattan, Jan. 1 to date....	170
Total Amt., Manhattan, Jan. 1 to date....	\$9,840,688	Total Amt., Manhattan, Jan. 1 to date....	\$8,760,750
Total No., The Bronx, Jan. 1 to date....	48	Total No., The Bronx, Jan. 1 to date....	52
Total Amt., The Bronx, Jan. 1 to date....	\$688,329	Total Amt., The Bronx, Jan. 1 to date....	\$635,982
Total No., Manhattan and The Bronx, Jan. 1 to date.....	274	Total No., Manhattan and The Bronx, Jan. 1 to date.....	222
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$10,529,017	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$9,396,732

PROJECTED BUILDINGS.

1911 Jan. 21 to 27, inc.		1910 Jan. 22 to 28, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	9	Manhattan.....	17
The Bronx.....	7	The Bronx.....	25
Grand total.....	16	Grand total.....	42
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$667,000	Manhattan.....	\$1,440,700
The Bronx.....	30,450	The Bronx.....	420,650
Grand total.....	\$697,450	Grand total.....	\$1,861,350
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$125,630	Manhattan.....	\$291,600
The Bronx.....	3,850	The Bronx.....	9,000
Grand total.....	\$129,480	Grand total.....	\$300,600
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	35	Manhattan, Jan. 1 to date.....	57
The Bronx, Jan. 1 to date.....	32	The Bronx, Jan. 1 to date.....	109
Mhhtn-Bronx, Jan. 1 to date	67	Mhhtn-Bronx, Jan. 1 to date	166
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$11,700,200	Manhattan, Jan. 1 to date.....	\$7,151,400
The Bronx, Jan. 1 to date.....	463,850	The Bronx, Jan. 1 to date.....	2,228,550
Mhhtn-Bronx, Jan. 1 to date	\$12,164,050	Mhhtn-Bronx, Jan. 1 to date	\$9,379,950
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$565,917	Mhhtn-Bronx, Jan. 1 to date	\$795,410

BROOKLYN.

CONVEYANCES.

1911. Jan. 19 to 25, inc.		1910. Jan. 20 to 26, inc.	
Total Number.....	492	Total Number.....	403
No. with consideration.....	36	No. with consideration.....	18
Amount involved.....	\$350,535	Amount involved.....	\$154,446
Number nominal.....	456	Number nominal.....	385
Total number of Conveyances, Jan. 1 to date.....	1,708	Total number of Conveyances, Jan. 1 to date.....	1,801
Total amount of Conveyances, Jan. 1 to date.....	\$1,015,568	Total amount of Conveyances, Jan. 1 to date.....	\$695,508

MORTGAGES.

Total number.....	365	Total number.....	426
Amount involved.....	\$1,338,584	Amount involved.....	\$1,485,952
No. at 6%.....	199	No. at 6%.....	222
Amount involved.....	\$489,638	Amount involved.....	\$580,742
No. at 5½%.....	95	No. at 5½%.....	80
Amount involved.....	\$374,645	Amount involved.....	\$377,782
No. at 5%.....	1	No. at 5%.....	1
Amount involved.....	\$1,800	Amount involved.....	\$1,800
No. at 4½%.....	47	No. at 4½%.....	96
Amount involved.....	\$384,574	Amount involved.....	\$456,188
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$1,177	Amount involved.....	\$1,177
No. at 2%.....	1	No. at 2%.....	1
Amount involved.....	\$25,000	Amount involved.....	\$25,000
No. with interest not given.....	21	No. with interest not given.....	28
Amount involved.....	\$61,750	Amount involved.....	\$71,245
Total number of Mortgages, Jan. 1 to date.....	1,469	Total number of Mortgages, Jan. 1 to date.....	1,727
Total amount of Mortgages, Jan. 1 to date.....	\$5,076,096	Total amount of Mortgages, Jan. 1 to date.....	\$6,531,741

PROJECTED BUILDINGS.

1911 Jan. 20 to 26, inc.		1910 Jan. 21 to 27, inc	
No. of New Buildings.....	77	No. of New Buildings.....	74
Estimated cost.....	\$415,925	Estimated cost.....	\$432,800
Total Amount of Alterations.....	\$65,809	Total Amount of Alterations.....	\$127,155
Total No. of New Buildings, Jan. 1 to date.....	186	Total No. of New Buildings, Jan. 1 to date.....	246
Total Amt. of New Buildings, Jan. 1 to date.....	\$1,064,513	Total Amt. of New Buildings, Jan. 1 to date.....	\$1,414,750
Total Amount of Alterations, Jan. 1 to date.....	\$144,998	Total Amount of Alterations, Jan. 1 to date.....	\$655,505

QUEENS.

PROJECTED BUILDINGS.

1911 Jan. 20 to 26, inc.		1910 Jan. 21 to 27, inc	
No. of New Buildings.....	85	No. of New Buildings.....	40
Estimated cost.....	\$365,910	Estimated cost.....	\$149,165
Total Amount of Alterations.....	\$7,725	Total Amount of Alterations.....	\$11,163
Total No. of New Buildings, Jan. 1 to date.....	264	Total No. of New Buildings, Jan. 1 to date.....	110
Total Amt. of New Buildings, Jan. 1 to date.....	\$1,583,648	Total Amt. of New Buildings, Jan. 1 to date.....	\$662,605
Total Amount of Alterations, Jan. 1 to date.....	\$27,585	Total Amount of Alterations, Jan. 1 to date.....	\$22,566

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 62, of which 18 were below 59th st, 22 above, and 22 in the Bronx. The sales reported for the corresponding week last year were 60, of which 29 were below 59th st, 18 above, and 13 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 128, as against 111 last week, and in the Bronx 131, as against 126 last week. The total amount was \$3,650,275, as against \$5,103,751 last week.

The amount involved in the auction sales this week was \$1,140,063, and since January 1, \$2,849,725. Last year the total for the week was \$1,484,162, and from January 1, \$4,198,610.

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
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Hon. ABRAHAM R. LAWRENCE, Counsel

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

SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

Jan. 28 and 30.

No Legal Sales advertised for these days.

Jan. 31.

Suffolk st, No 71, w s, 125 n Broome st, 25x100, 3-sty bk loft & str bldg & 5-sty bk tnt in rear. Richard Lathers Jr et al exrs, &c, agt Max Weiss et al; R & E J O'Gorman, att'ys, 51 Chambers st; Edw W Crittenden, ref. (Amt due, \$30,553.16; taxes, &c, \$1,226.41.) By Joseph P Day.

11th st, No 519, n s, 245.6 e Av A, 25x103.3, 5-sty bk tnt & str. Mary L Jenkins agt Morris Ross et al; Kantowitz & Esberg, att'ys, 320 Bway; Jas A Hawes, ref. (Amt due, \$6,061.81; taxes, &c, \$688.36; sub to a prior mt of \$30,000.) Mt recorded Aug 3, 1906. By Joseph P Day.

Feb. 1.

Lincoln av, Nos 165 & 167 in w cor 135th st, 51x135th st, Nos 259 to 265 | 100, two 5-sty bk tnts & str & 1-sty bk str in st. Moritz Weiss agt Isak Barr et al; Strasbourger, Eschwege & Schallek, att'ys, 74 Bway; Meyer Auerbach, ref. (Amt due, \$3,138.37; taxes, &c, \$1,665.44.) Mt recorded Sept 8, 1905. By Joseph P Day.

28th st, No 20, s s, 95 w Mad av, 25x98.9, 4-sty & b stn dwg. County Holding Co agt Lewis A Mitchell et al; Merrill & Rogers, att'ys, 128 Bway; Chas L Hoffman, ref. (Amt due, \$67,782.49; taxes, &c, \$1,434.43.) Mt recorded Aug 17, 1905. By Joseph P Day.

10th st, No 240, s s, 72 w 1st av, 28x92.3, 5-sty bk tnt & str. Saul Lefkowitz agt Pallak Millman et al; Simmons & Harris, att'ys, 198 Bway; Leon Kronfeld, ref. (Amt due, \$6,819.48; taxes, &c, \$646.37; sub to two mts aggregating \$25,000.) Mt recorded March 31, 1906. By Joseph P Day.

209th st, s s, 171 e Amsterdam av, 18x99.11, 2-sty fr dwg. New Amsterdam National Bank of N Y agt Mary E Strassburg et al; Parker & Aaron, att'ys, 52 Bway; Auguste M Thiery, ref. (Amt due, \$2,261.88; taxes, &c, \$26.98; sub to a first mt of \$3,000.) Mt recorded April 2, 1904. By Joseph P Day.

Feb. 2.

185th st, No 461, n s, 200 e Park av, 25x100, 3-sty fr dwg. Stephen J Twohig agt Ologa M Herrmann et al; Edw F Moran, att'y, 51

Chambers st; Saml Marks, ref. (Amt due, \$3,738.43; taxes, &c, \$—; sub to a first mt of \$6,000.) Mt recorded June 12, 1907. By Daniel Greenwald.

East Broadway, No 106, n s, 110.3 w Pike st, 25x65, 5-sty bk tnt & str. Chas G Mahler agt Edw Mahler et al; L N Manley, att'y, Long Island City, N Y; Jno E Van Nostrand, ref. (Partition.) By Joseph P Day.

Boston rd, No 1051, w s, abt 295 n 165th st, 71.7x117.7x67.8x116.5, 6-sty bk tnt. Chelsea Realty Co agt Josephine V Winans, et al; Henry M Bellinger, Jr, att'y, 135 Bway; Jas G Ingraham, ref. (Amt due, \$28,321.23; taxes, &c, \$3,806.83.) Mt recorded June 7, 1910. By Jos P Day.

Beaumont av | n w cor 189th st, runs n 189th st Nos 681 & 683 | 40 x w 150.6 to Cambreleng av, No 2468 | brelleng av, x s 40 x e 149.7 to beg, two 5-sty bk tnts & str. Prospect Investing Co agt Bedford Park Construction Co et al; Stephen W Collins, att'ys, 63 Wall st; Sumner B Stiles, ref. (Amt due, \$34,079.54; taxes, &c, \$1,257.15; sub to four mts aggregating \$22,000.) Mt recorded Nov 5, 1909. By Herbert A Sherman.

107th st, Nos 315 & 317, n s, 250 e 2d av, 50x76.10, 6-sty bk tnt & str. Levi S Tenney et al trustees agt Abraham Elterman et al; J Hampden Dougherty, att'y, 27 Wm st; John T Dooling, ref. (Amt due, \$39,386.13; taxes, &c, \$1,140.41.) Mt recorded June 30, 1905. By Joseph P Day.

Bathgate av, w s, 151 n 176th st, runs w 90 x e 21 x w 10 x s 22 x e 100 x n 43 to beg, vacant. Iron Masters Realty & Construction Co agt Bertha Keating. Nicholas Aleinikoff, att'y, 93 Nassau st; Myron Sulzberger, ref. (Amt due, \$3,587.97; taxes, &c, \$131.67; sub to a mt of \$3,500.) Mt recorded April 27, 1910. By Joseph P Day.

148th st, No 241 (465) n s, 275 w Morris av, 25x106.8, 4-sty bk tnt. Wm H Harris, trustee, &c, agt Adolph Wexler et al; Fancher Nicoll, att'y, 258 Bway; Peter L Mullaly, ref. (Amt due, \$10,878.55; taxec, &c, \$473.69.) Mt recorded Dec 22, 1897. By Joseph P Day.

Feb. 3.

132d st, No 122, s s, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg. Max L Kaufman et al trustees agt Cordelia M Taylor et al; Goldsmith, Cohen, Cole & Weiss, att'ys, 45 Wall st; Robt F Wagner, ref. (Amt due, \$10,562.42; taxes, &c, \$610.64.) Mt recorded April 2, 1907. By Joseph P Day.

Gleason av in w cor Beach av, 25x50, Van Nest. Beach av, No 1207 Annie P Kirk et al agt Sophie Garsony et al; Menken Bros, att'ys, 87 Nassau st; Alfred B Jaworower, ref. (Amt due, \$5,204.49; taxes, &c, \$175.06.) Mt recorded Nov 3, 1909. By Daniel Greenwald.

Roosevelt av | s w cor Fort Schuyler rd, 90x Fort Schuyler rd | 50x107.10x52.5, Throggs Neck. Solomon C Lampion agt Hyman Goldberg et al; Saml Hellinger, att'y, 309 Bway; Robt S

NOTICE

Bids Wanted for a New Ten Story Building

The *Jewish Daily Forward* is about to erect a ten story fireproofed building at 173-175 East Broadway. All reliable contractors who want to bid are requested to send in applications.

Address

FORWARD ASSOCIATION

175 East Broadway, New York

Conklin, ref. (Amt due, \$1,626.86; taxes, &c, \$77.42.) By Daniel Greenwald.

Beach av, No 1209, w s, 50 n Gleason av, 50x25, Van Nest. Annie P Kirk agt Sophie Garsony et al; Menken Bros, att'ys, 87 Nassau st; Alfred B Jaworower, ref. (Amt due, \$3,824.56; taxes, &c, \$175.06.) Mt recorded Nov 3, 1909. By Daniel Greenwald.

Feb. 4.

No Legal Sales advertised for this day.

Feb. 6.

5th av, e s, 100.9 s 106th st, two inches x 100, vacant. Executor's sale of all right, title, &c, which the United States Trust Co of N Y had or has as exr or trustee; Stewart & Shearer att'ys, 45 Wall st. By Solomon De Walttearss.

66th st, No 157, n s, 182.2 e Amsterdam av, 31x100.4, 5-sty bk tnt. New York Trust Co agt Barney Greenstone et al; Bowers & Sands, att'ys, 31 Nassau st; Isham Henderson, ref. (Amt due, \$33,830.75; taxes, &c, \$4,023.15.) By Joseph P Day.

66th st, No 155, n s, 213.2 e Amsterdam av, 31x100.4, 5-sty bk tnt. New York Trust Co agt Jonas V Spero et al; Bowers & Sands, att'ys, 31 Nassau st; Jos R Truesdale, ref. (Amt due, \$33,828.80; taxes, &c, \$4,023.15.) By Joseph P Day.

DIVIDEND NOTICE

BOND AND MORTGAGE GUARANTEE CO.

175 Remsen St., Brooklyn, January 23, 1911.
A QUARTERLY DIVIDEND of three per cent. has this day been declared payable on February 15, 1911, to the stockholders of record at the close of business on February 6, 1911.

CLINTON D. BURDICK, Treasurer.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 27, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

Madison av | s w cor 96th st, 100.8x145, 6-sty bk tnt. (Amt due, 96th st, Nos 16 to 24 | \$369,339.69; taxes, &c, \$14,144.76.) Withdrawn. —

*105th st, No 327, n s, 320 e 2d av, 30x100.11, 6-sty bk tnt & str. (Amt due, \$27,238.95; taxes, &c, \$2,164.30.) Fredk B Jacobus et al. 26,000

West Farms rd | s e s, intersec s w s Freeman st, runs s e 138.4 x w 193.5 Freeman st | to Longfellow av, x n 7.1 x n e 152.10 to beg, vacant. Longfellow av | (Amt due, \$8,348.25; taxes, &c, \$6,500.) Adj to Feb 7. —

*Waverly pl, No 30, on map Nos 28 & 30, s s, 62.9 w Greene st, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg. (Amt due, \$26,782.12; taxes, &c, \$5,468.62; sub to a mt of \$90,000.) Julius Loewenthal. 90,100

*Prince st, Nos 131 to 135, n s, 40 w Wooster st, 60x71.3, 7-sty bk loft & str bldg. (Amt due, \$20,563.63; taxes, &c, \$—; sub to a first mt of \$75,000.) Phebe W McConihe. 76,391

*106th st, No 225, n s, 275 w 2d av, 25x100.11, 6-sty bk tnt & str. (Amt due, \$27,625.01; taxes, &c, \$547.54.) Jas Buchanan et al trustees. 28,500

1st av, No 330, e s, 23 n 19th st, 26.8x96, 4-sty bk tnt & str. (Partition.) Maier Bros. 22,200

29th st, No 8, s s, 175.2 w 5th av, 25x98.9, 3-sty bk & str dwg, with str (exrs & trustee's sale). Andrew J Connick. 74,500

Front st, No 93 | s e cor Gouverneur lane, 24.11x201.8 to South et, x25x Gouverneur lane | 203.3, 4-sty & 5-sty bk loft bldgs (exrs & trustee's South st, No 48 | sale). Chas F Noyes Co, for a client. 55,000

37th st, No 128, s s, 19 w Lexington av, 18.9x49.5, 4-sty bk dwg (voluntary). Walker & Gillette. 29,500

Bowery, No 161, e s, 93.10 n Broome st, 23.2x115x23.5x113.8, 7-sty bk & str loft & str bldg (voluntary). Bid in at \$66,000. —

36th st, Nos 219 & 221, n s, 214 w 7th av, 36.8x87.10x36.8x88.3, two 3-sty bk dwgs (voluntary). Bid in at \$53,500. —

81st st, No 20, s s, 284 e 5th av, 20.5x102.2, 4-sty bk & str dwg (exrs & Trustee's sale). Heilner & Wolf. 60,000

Pine st, No 83, s w s, 47.1 n w Water st, 20.3x39.2, 5-sty bk loft bldg (voluntary). Wm M Whitelaw. 20,500

51st st, No 16, s s, 294 w 5th av, 21.6x100.5, 4-sty str dwg, leasehold (voluntary). J Arthur Fischer, for a client. 9,500

95th st, No 119, n s, 158.6 e Park av, 16x100.8, 3-sty bk & str dwg (voluntary). J S Thorp. 13,000

98th st, Nos 320 to 324, s s, 300 e 2d av, 75x100.11, two 2-sty bk & 1-sty fr bldgs & 2-sty bk stable in rear (voluntary). J W Cutter. 23,000

185th st, s s, 100 e Amsterdam av, 50x79.11, vacant (voluntary). Alice Smith. 5,900

50th st, No 402, s s, 80 w 9th av, 20x32.10, 4-sty bk tnt (exrs sale). Geo Latour. 8,300

*William st, Nos 80 & 82 | e cor Maiden lane, runs e 32.7 x s 61.11 to Lib-Maiden lane, No 66 | erty st, x w 25.7 x n 72.8 to beg, 13-sty bk Liberty st, No 13 & str office & str bldg. (Amt due, \$142,811.87; taxes, &c, \$15,500; sub to prior mts aggregating \$89,000.) Anzoinetta B Wolfe, et al, trustees, &c. 251,000

BRYAN L. KENNELLY.

*West Broadway, Nos 566 to 576. | n w cor 3d st, runs w 50 Washington Square South, No 64, or 4th st, No 72 | x n 153 x e — x n 56.8 3d st, Nos 65 & 67 | to Wash Square South, x e 25 x s 209.6 to beg, two 3-, one 4- & one 10-sty bk loft & str bldgs. (Amt due, \$35,917.21; taxes, &c, \$708.90; sub to a mt of \$150,000.) Lewis A London et al. 189,100

44th st, No 535, n s, 325 e 11th av, 25x100.5, 5-sty bk & str tnt (voluntary). Wm P Rooney, for a client. 15,500

12th st, No 539, n s, 148 w Av B, 22x103.3, 3-sty bk bldg with str (voluntary). E J Brown. 8,800

CHARLES A. BERRIAN.

58th st, No 355, n s, 95 e 9th av, 30x100.5, 5-sty str tnt with str (voluntary). Carolina S Zeiner. 40,000

HERBERT A. SHERMAN.

99th st, No 257, n s, 192 w Bway, 17x100.11, 3-sty & b stn dwg. (Amt due, \$17,633.46; taxes, &c, \$246.37.) Adj to Feb 9. —

*Mercer st, Nos 217 & 219, w s, 305.2 s 3d st, 56.10x52x42.7x50, 5-sty bk loft & str bldg. (Amt due, \$23,393.27; taxes, &c, \$1,977.96; sub to a prior mt of \$43,500.) Fredk Sellar. 54,122

DANIEL GREENWALD.

102d st, No 110, s s, 175 w Columbus av, 25x100.11, 5-sty bk tnt. Sheriff's sale of all right, title, &c. Adj sine die. —

*Wales av, e s, 50 s 145th st, late Crane st, 48x100, vacant. (Amt due, \$5,472.47; taxes, &c, \$1,037.54.) Anna C Fedden. 6,400

Barry st | n w cor Longwood av, 65.2x20.2x63.11x20.3, 2-sty Longwood av, No 1129 | fr dwg & str. Sheriff's sale of all right, title, &c. Adj to Feb. 10. —

JACOB H. MAYERS.

Webster av, Nos 1522 & 1524, on map No 1522, e s, 172.1 n 171st st, 37.6x113x38.4x105.8, 5-sty bk tnt. (Amt due, \$31,501.33; taxes, &c, \$568.93.) Saml Hess et al, defendants. 32,750

Total. 1,140,063
Corresponding week, 1910. 1,484,162
Jan. 1st, 1911, to date. 2,849,725
Corresponding period, 1910. 4,198,610

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A. \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

BOROUGH OF MANHATTAN.

January 20, 21, 23, 24, 25 and 26.

- Cortlandt st, No 78 | n w cor Washington st, abt 31x54.1x18.7
Washington st, No 172 | x52.2.
- Cortlandt st, No 80, n s, abt 31 w Wash st, 21x54.4x21x54.1, with rights to yard, etc, 2, 5-sty bk loft & str bldgs.
Pauline S wife Hugh A Murray to Josephine del Drago at Tarrytown, N Y. ¼ part. C a G. Jan 23, 1911. 1:59—18. \$90,000—\$112,000. nom
- Christie st, No 226, e s, 124.3 s Houston st, 25x75, 6-sty bk tnt & str. Wm Atkin to Israel Rosenberg, 99 2d av. ½ part. Mts \$30,000. Jan 25. Jan 26, 1911. 2:422—7. A \$22,000—\$32,000. nom
- Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6. Assignment of rents. Tarsus Realty Co to Royal Bank, 95 Nassau st. Jan 20, 1911. 2:415. 1.500
- Eldridge st, No 15, w s, 150 s Canal st, 25x100, 5-sty bk tnt & str. Rachel wife Albt Sokolski to Manuel Goldberg, 222 W 122d st. ¼ part. Mt \$31,000. Jan 24. Jan 26, 1911. 1:292—24. A \$20,000—\$21,000. O C & 100
- Greenwich st, No 283 | s e cor Warren st, 26.6x42x25x50.10, 5-sty Warren st, Nos 89 to 93 bk & 5-sty stn loft & str bldgs. Pauline S wife Hugh A Murray to Josephine del Drago (formerly Josephine Schmid) at Tarrytown, N Y. ¼ part. C a G. Jan 23, 1911. 1:132—18. A \$30,000—\$40,000. nom
- Gramercy Park E, No 40 Assign rents. Leon Jamain, 40 Gramercy Park East, to Chas Buek, 2 W 72d st. Jan 19. Jan 20, 1911. 3:876. nom
- Goerck st, No 31, w s, 125 n Broome st, 25x100, 5-sty bk tnt & str.
- Madison st, No 340, s s, 95.3 e Scammel st, 24.7x96, 5-sty bk tnt & str.
- FORECLOS, Jan 4, 1911. Chas L Clune ref to Anna F Cooper, at Belmar, N J. 1-8 part. All title. All liens. Jan 25, Jan 26, 1911. 2:327—59. A \$12,000—\$27,000. 1:266—68. A \$14,500—\$26,000. 500
- Goerck st, No 62, e s, 150 n Delancey st, 25x99, 5-sty bk tnt. Louis Rabinowitz to Louis Lass, 27 W 119th st. Mt \$21,000. Jan 23. Jan 25, 1911. 2:323—4. A \$14,000—\$23,000. O C & 100
- Hester st, No 72, s s, 50 w Orchard st, 20x75, 5-sty bk tnt & str. Frank Peterman to Majestic Dress Goods House, 72 Hester st. All liens. Dec 15. Jan 26, 1911. 1:299—19. A \$15,000—\$22,000. nom
- Lispensard st, Nos 64 & 66, s s, 102.2 w Bway, 38.3x87.8x38.3x85.7, 5-sty stn loft & str bldg.
- Broadway, No 411, w s, 24.6 s Lispensard st, 25x100, 5-sty bk loft & str bldg.
- Broadway, No 413 | s w cor Lispensard st, 24.6x102.1x20.6x102.2, Lispensard st, No 68 | 6-sty. bk loft & str bldg.
- Pauline S wife Hugh A Murray to Josephine del Drago at Tarrytown, N Y. ¼ part. C a G. Jan 23, 1911. 1:194—34 to 37. A \$259,000—\$308,000. nom
- Ludlow st, No 90, e s, abt 75 s Delancey st, 25x87.6, 5-sty bk tnt & str. Harry Schramm to Nathan Schramm, 217 W 111th st. ¼ part. All title. All liens. Jan 10. Jan 23, 1911. 2:409—39. A \$21,000—\$34,000. nom
- Leonard st, No 15, n s, 188.9 e Hudson st, runs n 92.6 x e 25 x s 91 x w 25 to beg, 4-sty fr bk ft tnt & str & 3-sty bk tnt in rear. Walter B Lawrence TRUSTEE Emily Lawrence to Robt L Shepard at Warwick, Orange Co, N Y, HEIR Emily Lawrence. B & S. & C a G. Jan 5. Jan 26, 1911. 1:179—51. A \$18,000—\$20,000. nom
- Morton st, No 18 begins Morton st, s s, 175 e Bedford st, 25.4x Leroy st, No 17 | 181.3 to n s Leroy st x25.8x181.3, one 2 & one 5-sty bk stables. Empire Shipping & Forwarding Co to Wm J Hutcheon, 87 Thomas st. Mt \$35,000. Nov 20, 1907. Jan 21, 1911. 2:586—77. A \$25,000—\$34,000. nom
- North Moore st, No 32, s s, 179.5 w Varick st, 25x87.6, 7-sty bk loft & str bldg. Pauline P Tappan et al to Margt E Zimmerman, 280 Mad av. All liens. Jan 2. Jan 26, 1911. 1:189—27. A \$17,000—\$34,000. nom
- Nassau st, Nos 35 to 39 | s w cor Liberty st, runs s 79.2 x w 99.7 Liberty st, Nos 54 to 58 | x s 0.8 x w 9.2 x n 88.8 to s s Liberty st x e 111 to beginning, 15-sty bk & st office & str bldg. Provident Savings Life Assur Soc of N Y, 35 Nassau st, to Postal Life Ins Co, 527 5th av. B & S & C a G. Mts \$1,600,000 & all liens. Dec 31. Jan 20, 1911. 1:48—9. A \$1,490,000—\$2,285,000. nom
- Prince st, Nos 131-135, n s, 40 w Wooster st, 60x71.3, 7-sty bk loft & str bldg. FORECLOS, Jan 24, 1911. Geo Haas ref to Phebe W McConihe at Saratoga Springs, N Y. Mt \$7,500. Jan 24. Jan 26, 1911. 2:515—39. A \$50,000—\$100,000. 1000
- Same property. Phebe W McConihe to Mt Airy Realty Co, 42 Bway. Q C. Jan 24. Jan 26, 1911. 2:515. nom
- Rivington st, No 64, n s, 44.2 w Allen st, 22.1x75, 3-sty bk tnt. Geasi Shapiro to Jacob Rogers, 2 E 107th st. Mt \$18,000. Jan 23, 1911. 2:416—34. A \$15,000—\$19,000. O C & 100
- Tompkins st, Nos 31 to 41 | n w cor Delancey st, runs n 150 x w 200 Delancey st, No 336 | to e s Mangin st x s 50 x e 50 x s 100 Mangin st, No 64 | to n s Delancey st x e 150 to beginning, 1 & 5-sty bk factory & 2-sty fr shed. Louis Marx to Michl Marx. Mts \$80,000. June 8, 1910. Jan 20, 1911. 2:323—62. A \$100,000—\$220,000. O C & 100
- Wooster st, Nos 80 & 82, e s, 126 s Spring st, runs e 110 x s 25 x w 10 x s 25 x w 100 to st x n 50 to beginning, 7-sty bk loft & str bldg. Provident Savings Life Assur Soc of N Y to Postal Life Ins Co, 527 5th av. B & S & C a G. Dec 31. Jan 20, 1911. 2:486—9. A \$50,000—\$110,000. nom
- 3d st E, No 228, s s, 263.9 e Av B, 24.9x ½ blk, 5-sty bk tnt & str. Herman Weisbart to Jos Solomon, 11 Attorney st. Mt \$21,000. Jan 20. Jan 23, 1911. 2:385—19. A \$17,000—\$24,000. O C & 100
- 4th st W, No 146, s s, 242 w Macdougall st, 21.7x109, 4-sty bk tnt. 2:543—14. A \$14,500—\$17,000.
- 15th st E, Nos 338 & 340, s s, 196 w 1st av, 42x103.3, 7-sty bk tnt. 3:921—43. A \$30,000—\$85,000.
- 24th st E, No 407, n s, 125 e 1st av, 25x98.9, 5-sty bk tnt. 3:956—7. A \$16,000—\$21,000.
- Lexington av, No 1501 | s e cor 97th st, 25.11x76, 5-sty stn tnt & 97th st, No 142 | str. 6:1624—50. A \$17,500—\$28,000.
- 2d av, No 71, w s, 24 n 4th st, 24.1x77, 5-sty bk tnt & str. (1-3 right, title & interest in this parcel.) 2:460—41. A \$20,000—\$33,000.
- 145th st W, No 414, s s, 149.6 e Convent av, 16x99.11, 4-sty & b stn dwg. 7:2050—48. A \$4,800—\$13,500.
- Carrie Bendheim to Clarence Realty Co, 206 Bway. All liens. Jan 24, 1911. nom
- 7th st E, No 281, n s, 77 w Av D, 24x73.
- 7th st E, No 279, n s, 101 w Av D, 14x73.
- two 5-sty bk tnts & str & 4-sty bk tnt in rear. Louis Celler to Louis Gluck, 272 E 10th st. Mt \$27,000 & all liens. Jan 19. Jan 21, 1911. 2:377—47 & 48. A \$16,000—\$27,000. 100
- 7th st E, Nos 305 & 307 | n w cor Lewis st, 40.7x73x31.2x73.5, 6-sty Lewis st, Nos 219 to 223 | bk tnt & str. Saml Rich to Igeez Reich, 601 W 149th st & Benj Rottenberg, 581 W 161st st. ¼ part. All title. Mt \$35,500. Jan 24, 1911. 2:363—50. A \$24,000—\$50,000. O C & 100
- 8th st W, No 17, Assign rents. Minnie T Ostheim Owens, at Bayport, L I, to Aniello Q Orza, 36 King st. Jan 20, 1911. 2:572. nom
- 10th st E, No 417, n s, 258 e Av C, 25x94.9, 6-sty bk tnt & str. Max Borek to Morris R Stang, 130 Broome st. Mt \$30,000. Jan 16. Jan 26, 1911. 2:380—27. A \$12,000—\$30,000. O C & 100
- 13th st E, No 220, s w s, 400.6 w 2d av, 15.6x103.3, 4-sty stn dwg. Annie Buchler to Leonore Castellanos, 133 3d av. Mt \$10,000. Jan 20. Jan 21, 1911. 2:468—19. A \$8,500—\$12,000. 100
- 13th st E, No 537, n s, 170 w Av B, 25x103.3, 5-sty bk tnt. Lena Stoloff to Julius Stoloff, 314 E 4th st. All liens. Jan 17. ½ part. Jan 24, 1911. 2:407—42. A \$16,000—\$34,000. nom
- 14th st E, No 534, s s, 170 w Av B, 25x103.3, 5-sty bk tnt & str. Gene wife Jos Bruder to Jacob L Isaacs, 1018 E 163th st. & Isidor R Isaacs, 945 E 163d st. B & S. Mts \$24,625 & all liens. Jan 20, 1911. 2:407—25. A \$15,000—\$22,000. O C & 100
- 14th st E, No 534, s s, 170 w Av B, 25x103.3, 5-sty bk tnt & str. FORECLOS, Jan 18, 1911. John J Lordan referee to Gene Bruder, 78 W 114th st. Sub to taxes, &c. Jan 19. Jan 20, 1911. 2:407—25. A \$15,000—\$22,000.
- \$250 over & above 1st mt for \$20,000
- 17th st E, No 3, n s, 100 e 5th av, 25x92, 10-sty bk & stn loft & str bldg. Provident Savings Life Assur Soc of N Y to Postal Life Ins Co, 527 5th av. B & S & C a G. Dec 31. Jan 20, 1911. 3:846—5. A \$53,000—\$155,000. nom
- 17th st W, Nos 322 to 326, s s, 250 w 8th av, 75x127.5x75.4x 120.4, three 5-sty bk tnts. Dora M Weil to Moritz Weil, 224 E 60th st. ½ part. B & S. All liens. Dec 23. Jan 21, 1911. 3:740—44 to 46. A \$36,000—\$87,000. nom
- 18th st E, No 416, s s, 244 e 1st av, 25x92, 5-sty bk tnt & str. Anna Ferenga, 140 8th av to Filomena Consoli, 416 E 18th st. All title. Mt \$14,600. Jan 19. Jan 23, 1911. 3:949—43. A \$10,000—\$15,000. 100
- 23d st W, No 149, n s, 280 e 7th av, 20x98.9, 5-sty stn bldg & str with 2-sty extension.
- 23d st W, No 151, n s, 260 e 7th av, 20x98.9, 5-sty stn bldg & str.
- Curtenius Gillette et al EXRS, &c, Walter R Gillette to Frank E McGovern, 1630 15th st, Bklyn. All liens. Jan 11. Jan 26, 1911. 3:799—15 & 16. A \$86,000—\$108,000. 124,000
- 25th st E, No 326, s w s, abt 280 w 1st av, 25x98.9, 5-sty bk tnt. Chas F Henderson to Sara Rothgiesser, 166 E 79th st. Mt \$16,000. Jan 20, 1911. 3:930—43. A \$10,500—\$17,000. O C & 100
- 30th st E, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty bk tnt. Louis H Perlman to Twelfth Ward Bank of N Y, 147 E 125th st. Q C. Dec 30. Jan 26, 1911. 3:886—37. A \$18,500—\$40,000. 7,000
- Same property. Twelfth Ward Bank of N Y to Henry Phipps, 1063 5th av. Jan 25. Jan 26, 1911. 3:886. O C & 100
- 32d st E, No 338, s s, 206 w 1st av, 18x98.9, 3-sty bk tnt. Johanna Kroder to Margt T Johnston, 253 E 61st st. Jan 17. Jan 21, 1911. 3:937—48. A \$7,000—\$8,000. O C & 100

32d st E, No 334, s s, 242 w 1st av, 18x98.9, 3-sty bk tnt. Bridget Doherty to Henry H Jackson, 63 E 92d st. Mt \$5,000. Dec 1. Jan 21, 1911. 3:937-50. A \$7,000-\$8,000. nom

32d st E, No 138, s s, 60 e Lex av, 20x58.6, 2-sty bk stable. Harvey L Kennedy to Wm J Whittaker, 138 E 32d st. Mts \$10,000. Jan 23, 1911. 3:887-72. A \$11,500-\$12,500. 100

34th st E, Nos 331 & 333, n s, 340 e 2d av, 40x97.6, 6-sty bk tnt & str. FORECLOS, Dec 23, 1910. David C Hirsch ref to Tommaso P Ronca, 390 Broome st. Jan 23. Jan 24, 1911. 3:940-20. A \$23,000-\$53,500. 8 200

36th st W, No 143, n s, 275.2 e 7th av, 19.8x98.9, 3-sty stn dwg. Mary A Brady widow & devisee Park Brady to Kath E Brady her daughter. 1/2 part. B & S. Mt \$18,000. July 23, 1909. Jan 24, 1911. 3:812-17. A \$38,000-\$40,000. gift

36th st W, No 145, n s, 255.2 e 7th av, 20x98.9, 3-sty stn dwg. Mary A widow & devisee Park Brady to Kath E Brady her daughter. 1/2 part. B & S. Mt \$18,000. July 23, 1909. Jan 24, 1911. 3:812-16. A \$37,000-\$39,000. gift

37th st W, No 247, n s, 232 e 8th av, 18x98.9, 3-sty bk tnt. Sarah H Whitehead INDIVID & EXTRX Elias Whitehead to Lulu Quigg, 35 W 83d st. Jan 18. Jan 21, 1911. 3:787-19. A \$16,000-\$19,000. 29,250

37th st W, No 249, n s, 216 e 8th av, 16x98.9, 4-sty bk tnt. Bridget McCabe to Lulu Quigg, 35 W 83d st. Jan 20. Jan 21, 1911. 3:787-18. A \$14,000-\$17,500. O C & 100

38th st W, Nos 137 to 149 & part No 151, n s, 106.2 w Bway, 150x98.9, 4, 2-sty bk garages & part 2, 2-sty bk garages. Jno G Wendel to Rebecca A D W wife Luther A Swope & Mary E A & Ella V Von E Wendel all at Irvington, N Y in trust for Josephine J S Wendel, etc. Dec 27. Jan 23, 1911. 3:814-6 to 9 & part lots 5 & 11. A \$-\$. nom

39th st W, No 348, s s, 125 e 9th av, 25x98.9, 6-sty bk tnt & str with 4-sty bk tnt in rear. FORECLOS Nov 21, 1910. Jas Oliver ref to Margt E Weill, 69 W 131st st, & Gustave W Cahen, 325 Central Park West. Mt \$13,000. Dec 15. Jan 23, 1911. 3:762-66. A \$12,500-\$27,500. 14,000

39th st W, No 350, s s, 100 e 9th av, 25x98.9, 6-sty bk tnt & str with 4-sty bk tnt in rear. FORECLOS, Nov 21, 1910. Jas Oliver ref to Margt E Weill, 69 W 131st st & Gustave W Cahen, 325 Central Park West. Mt \$11,000. Dec 15. Jan 23, 1911. 3:762-67. A \$12,500-\$27,500. 16,000

39th st W, Nos 348 & 350, s s, 100.1 e 9th av, runs s 47 x w 1/2 inch, x s 51.9 x e 50 x n 98.9 to st, x w 49.11 to beg, 2, 6-sty bk tnts with str & 2, 4-sty bk tnts in rear. Gustave W Cahen & ano to Henry Harburger, 1980 7th av. 1/2 part. Mt \$42,000. Jan 23, 1911. 3:762-66 & 67. A \$25,000-\$55,000. O C & 100

Same property. Same to Edw Baer, 219 E 49th st. 1/2 part. Mt \$42,000. Jan 21. Jan 23, 1911. 3:762. O C & 100

40th st W, No 24, s s, 337.6 w 5th av, 22.6x98.9, 4-sty & b stn dwg. Curtenius Gillette et al EXRS, &c, Walter R Gillette to Frank E McGovern, 1630 E 15th st, Bklyn. All liens. Jan 11. Jan 26, 1911. 3:841-63. A \$81,000-\$90,000. 140,000

43d st W, Nos 342 to 350, s s, 200 e 9th av, runs e 125 x s 89.9 x w 8.6 x s 10.8 x w 16.4 x s 6.7 x w 53.9 x n 5.8 x w 46.1 x n 101.3 to beg, 5 & 6-sty bk school & chapel.

42d st W, No 343, n s, 200 e 9th av, runs e 100 x n 93.10 x w 53.10 x n 5.8 x w 46.1 x s 99.6 to beg, 5-sty bk academy. Sisters of Charity of Saint Vincent de Paul to Academy of Mt St Vincent, w of Riverdale av & n of 261st st, at Mt St Vincent on Hudson, N Y. Mt \$135,000. Jan 25. Jan 26, 1911. 4:1033-9 & 52. A exempt-exempt. nom

44th st E, Nos 213 & 215, n s, 186.8 e 3d av, 43.4x100.5. Robt E Kelly to Etagloc Holding Co, 59 William st. Mts \$35,000. Jan 14. Jan 20, 1911. 5:1318-9. A \$19,000-\$33,000. O C & 100

46th st W, No 13, n s, 207.2 w 5th av, 21.5x100.5, 4-sty & b stn dwg. Alfonso de Navarro to Arthur Brisbane, at Hempstead, L I. B & S & C a G. Jan 23. Jan 26, 1911. 5:1262-29. A \$65,000-\$72,000. 100

49th st W, No 140, s s, 257 e 7th av, runs s 100 x e 18 x n 18.9 x w 0.6 x n 81.3 to st x w 17.6 to beginning, 5-sty stn tnt. Annie Kemble to Emilie Simon. Mt \$19,000. Mar 16, 1901. Jan 21, 1911. 4:1001-54. A \$22,000-\$28,000. nom

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty bk tnt & str. Dora Kleinstein to Ida Cooper, 71-73 E 112th st. Mts \$26,000 & all liens. Jan 20. Jan 23, 1911. 4:1078-60. A \$10,000-\$24,000. nom

53d st W, No 62, s s, 95.6 e 6th av, 20x100.5, 4-sty & b stn dwg. Harrison K Bird to Frank E McGovern, 1630 E 15th st, Bklyn. All liens. Jan 11. Jan 26, 1911. 5:1268-70. A \$40,000-\$48,000. O C & 100

55th st W, Nos 147 & 149, n s, 125 e 7th av, 50x121.2x50.2x117.2, 2 & 3-sty bk garage. Herald Square Holding Co to George Backer Constn Co, 1182 Bway. Mt \$75,000. Jan 25. Jan 26, 1911. 4:1008-6. A \$70,000-\$85,000. O C & 100

57th st W, No 563, n s, 50 e 11th av, 16.8x75.5, 3-sty bk tnt & str.

11th av, No 844, e s, abt 80 n 57th st, 25x66.8, 5-sty bk tnt & str. Geo H Williams & ano EXRS Eliz W Balmforth, to David T Blount, 1078 Dean st, Bklyn. All title. W 16. Jan 26, 1911. 4:1086-1A & 4. A \$12,000-\$18,500. 14,900

Same property. Caroline B White INDIVID & et al EXRS, &c, Eliz W Balmforth to same. All title. B & S. Jan 16. Jan 26, 1911. 4:1086. 14,900

Same property. David T Blount to Michl E Sullivan, 146 W 103d st. Mts \$22,000. Jan 24. Jan 26, 1911. 4:1086. nom

57th st W, Nos 217 & 219, n s, 500 e 8th av, 50x100.5, 1-sty stn riding academy.

58th st W, No 218, s s, 500 e 8th av, 25x100.5, 2 & 3-sty bk garage.

58th st W, No 220, s s, 480 e 8th av, 20x100.5, 4-sty stn dwg with 2-sty bk extension. Frank J Gould of Tarrytown, N Y, to Three States Realty Co, 165 Bway. Jan 19. Jan 20, 1911. 4:1029-21, 44 & 45. A \$187,500-\$237,500. nom

59th st E, No 230, s s, 230 w 2d av, 18x100.5, 5-sty bk tnt & str. Ralph L Seligman, 98 So 11th st, Newark, N J, to Minnie Seligman, 98 So 11th st, Newark, N J. Mts \$18,000. Jan 25, Jan 26, 1911. 5:1332-34. A \$10,000-\$15,000. nom

59th st E, No 67, n s, 60 w Park av, 20x100.5, 4-sty stn tnt & str.

59th st E, No 69, n s, 40 w Park av, 20x100.5, 4-sty stn tnt & str. Walker st, No 5, s s, 60 e West Bway, 20x56, 4-sty stn loft & str bldg.

Walker st, No 7, s s, 80 s West Bway, 20x56, 2 & 3-sty bk loft & str bldg. PARTITION, Dec 14, 1910. Abraham Stern ref to Kingdon Realty Co, 165 Bway. Jan 24, 1911. 5:1374-33 1/2 & 34. A \$96,000-\$106,000; 1:191-20 & 21. A \$20,000-\$26,000. 112,000

Same property. Release dower. Edith M wife Frank J Gould to same. Jan 9. Jan 24, 1911. 5:1374; 1:191. nom

59th st E, No 230, s s, 230 w 2d av, 18x100.5, 5-sty bk tnt & str. Jacob R Seligman to Ralph L Seligman, 98 South 11th st, Newark, N J. Mt \$12,000. Jan 20, 1911. 5:1332-34. A \$10,000-\$15,000. nom

64th st E, No 408, s s, 156 e 1st av, 25x100.5, 5-sty bk tnt & str. Borivoj Bohemian Real Estate Assoc to Barbara Brodil, 115 W 143d st. Mt \$20,000. Jan 19. Jan 21, 1911. 5:1458-42. A \$7,000-\$18,000. 24,000

65th st W, No 252, s s, 150 e West End av, 25x100.5, 2-sty fr tnt. Andrew Schoelles to Earl G Pier, 732 2d av. Jan 20. Jan 21, 1911. 4:1156-58. A \$6,000-\$6,500. O C & 100

Same property. Earl G Pier to Etagloc Holding Co, 59 William st. Mt \$10,000. Jan 20. Jan 21, 1911. 4:1156. O C & 100

68th st E, No 45, n s, 150 w Park av, 25x100.5, 4-sty & b stn dwg. Archibald D Russell & ano EXRS, &c, Thos H Barber, to Walstein S Reade, 434 Clermont av, Bklyn. Jan 18. Jan 25, 1911. 5:1383-30. A \$70,000-\$80,000. O C & 100

Same property. Walstein S Reade to Emily B wife Jos S Frelinghuysen at Raritan, N J. Mt \$75,000. Jan 18. Jan 25, 1911. 5:1383. O C & 100

69th st W, No 12, s s, 125 w Central Park West, 25x100.5, vacant. Clara L Drake-Smith & ano EXRS, &c, Jno J Lagrave to Akron Bldg Co, 505 5th av. Jan 25. Jan 26, 1911. 4:1121-38. A \$22,500-\$22,500. O C & 100

69th st W, No 66, s s, 140 e Columbus av, 20x100.5, 4-sty & b stn dwg. Mary L Harris & ano to Alphonse A Galot. B & S. Jan 4, 1910. Jan 26, 1911. 4:1121-59. A \$18,000-\$35,000. nom

Same property. Alphonse A Galot to Title Guarantee & Trust Co, 176 Bway. Jan 23, 1911. Jan 26, 1911. 4:1121. nom

71st st E, No 117, n s, 160 e Park av, 20x102.2, 4-sty & b stn dwg. Central Bldg Impt & Investment Co to Lawyers Realty Co, 160 Bway. Jan 24. Jan 25, 1911. 5:1406-8. A \$28,000-\$36,000. O C & 100

71st st E, Nos 416 & 418, s s, 238 e 1st av, 50x100.5, 6-sty bk tnt. Ricardo Realty Co to Pauline Miller, 1126 Union av. Mt \$45,000. Jan 23, 1911. 5:1465-38. A \$15,000-\$55,000. nom

71st st E, Nos 104 to 110, s s, 42.6 e Park av, 82.6x96.5, with all title to strip on s, 82.6x4, 4, 4-sty stn tnts. Robt W Tailor to Eugene Meyer, Jr, 11 E 51st st. Mts \$120,000. Jan 23. Jan 24, 1911. 5:1405-68 to 70 1/2. A \$103,000-\$137,000. O C & 100

73d st E, No 125, n s, 283 e Park av, 24x102.2, 5-sty bk & str dwg. Chas Brendon Co to Clarence E Chapman at Oakland, N J. All liens. Jan 21. Jan 23, 1911. 5:1408-12. A \$36,000-\$-. O C & 100

73d st E, No 304, s s, 100 e 2d av, 25x102.2, 4-sty stn tnt.

73d st E, No 308, s s, 150 e 2d av, 25x102.2, 4-sty stn tnt. Gershon Goldbaum to Frieda Goldbaum, 97-99 Cannon st. Q C. Jan 20. Jan 23, 1911. 5:1447-46 & 48. A \$18,000-\$29,000. nom

74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty bk tnt & str. Ruth Rosenberg to New Holland Land & Mortgage Co, 100 Bway. All liens. Jan 25. Jan 26, 1911. 5:1469-10. A \$16,000-\$56,000. nom

Same property. S & F Realty Co to same. All liens. Jan 25. Jan 26, 1911. 5:1469. nom

74th st W, No 3, n s, 100 w Central Park West, 20x102.2, 4-sty & b bk dwg. Frank C Jones, Sr, to Paulina C wife Jerome P Crittenden at South Farmington, Mass; Frank C Jones, Jr, & Gladys K his wife, 37 Mad av, & Florence C Jones, 37 Mad av. All title. Mts \$35,000 & all liens, also agt as to an \$10,000 interest already held by Paulina C Crittenden. Dec 17. Jan 26, 1911. 4:1127-28. A \$19,000-\$33,000. nom

74th st E, No 425. Cancellation of assignment of rents. Ellis Getzler to S & F Realty Co. Ja n23. Jan 26, 1911. 5:1469.

76th st E, No 338, s s, 200 e 2d av, 25x102.2.

76th st E, No 340, s s, 225 e 2d av, 25x102.2, 2, 4-sty stn tnts & str. Saml Weil & ano EXRS &c, Emily Schulhofer to Rosie Hulnick, 1656 Washington av & Rachel Cohen, 450 Grand st. All liens. Jan 23. Jan 24, 1911. 5:1450-43 & 44. A \$18,000-\$29,000. 25,000

76th st E, No 344, s s, 275 e 2d av, 25x102.2, 4-sty stn tnt. Saml Lax to Rose Warshaw, 332 Vernon av, Bklyn. All title. Q C. Jan 17. Jan 25, 1911. 5:1450-41. A \$9,000-\$17,000. nom

Same property. Rose Warshaw to Annie Singer, 112 Hopkins st, Bklyn, & Morris Teitelbaum, 341 Herkimer st, Bklyn. Mt \$11,000. Jan 20. Jan 25, 1911. 5:1450. nom

78th st E, No 46, s s, 100 e Mad av, 23.6x102.2, 4-sty stn dwg. Partition, Dec 14, 1910. Abraham Stern ref to Maria S Gibbs, 48 E 78th st. Jan 24, 1911. 5:1392-48. A \$36,000-\$43,000. 60,250

Same property. Release dower. Edith M wife Frank J Gould to same. Jan 9. Jan 24, 1911. 5:1392. nom

79th st W, No 148, s s, 316.8 e Ams av, 16.8x102.2, 3-sty & b stn dwg. Mary B Van Wyck & ano TRUSTEES Harriet E Van Wyck to Jos M Lichtenauer, 58 W 52d st. Jan 16. Jan 23, 1911. 4:1150-51 1/2. A \$12,000-\$16,000. 21,000

82d st E, No 118, s s, 210.9 e Park av, 14.3x102.2, 3-sty stn dwg. Anna M Brennan to Lester H Goodkind, 2 W 89th st. All liens. Jan 20, 1911. 5:1510-64. A \$9,000-\$11,000. O C & 100

83d st E, No 223, n s, 305 e 3d av, 25.5x102.2, 3-sty bk tnt & 2-sty bk bldg in rear. Jacob J Bowman to Dora Millheiser, 224 E 83d st. Mt \$4,500. Jan 4, 1911. Rerecorded from Jan 5, 1911. Jan 20, 1911. 5:1529-13. A \$11,000-\$13,000. nom

83d st E, No 223, n s, 305 e 3d av, 25.5x102.2, 3-sty stn tnt & 2-sty bk & fr bldg in rear. Dora Millheiser to Rachel Cohn, 204 E 70th st. Mt \$4,500. Jan 20. Jan 23, 1911. 5:1529-13. A \$11,000-\$13,000. nom

83d st E, No 223, n s, 305 e 3d av, 25.5x102.2, 3-sty bk tnt & 2-sty bk & fr bldg in rear. Rachel Cohn to Abraham Wolff, 156 E 79th st. Mt \$9,500. Jan 23. Jan 25, 1911. 5:1529-13. A \$11,000-\$13,000. O C & 100

84th st E, No 124, s s, 92.9 w Lex av, 25.6x102.2, 5-sty bk tnt. Mary Lefkovits et al to Saml Eichler, 2222 Ams av. Mts \$30,300. Jan 17. Jan 21, 1911. 5:1512-60. A \$15,000-\$29,000. nom

84th st W, No 113, n s, 264.8 w Col av, 39.6x102.2, 5-sty bk tnt. Jas King to Wm B Pettit. Mt \$40,000. Aug 17, 1908. Jan 23, 1911. 4:1215-21. A \$24,000-\$52,000. O C & 100

86th st W, No 316, s s, 241.1 w West End av, 20.11x102.2, 4-sty & b stn dwg. Stuard Hirschman to Jas A Hennessy, 617 Crescent st Borough of Queens. Mt \$25,000. Jan 18. Jan 23, 1911. 4:1247-43. A \$15,000-\$29,000. O C & 100

87th st E, No 541, n s, 121 w East End av, 25x100.8, 5-sty bk tnt. Louisa Faerber to John C Yager, 334 E 90th st. Mt \$10,000. Jan 20, 1911. 5:1584-21. A \$8,000-\$20,000. O C & 100

90th st E, No 330, s s, 175 w 1st av, 25x100.8, 5-sty stn tnt. Release from annuity agreement. Elisa Bader, of Jersey City, N J, to Henry Bader & Julia his wife, 121 E 195th st. All title. Q C. Jan 17. Jan 20, 1911. 5:1552-34. A \$9,000-\$20,500. nom

- 91st st E, No 81, n s, 20 w Park av, 18.8x67, 3-sty stn dwg. Florence L Herman & ano HEIRS, &c, Mollie Lauferty to Mary H Maynard, 286 Lex av. Mt \$2,500. Jan 17, 1911. 5:1503-35. A \$13,000-\$20,000. O C & 100
- 91st st E, No 81, n s, 20 w Park av, 18.8x67. Power of attorney. Julius Kraft, of Auburn, N Y, to Benj F Kraft, 15 E 93d st. Jan 12, 1911. P A.
- 93d st E, No 413, n s, 225 e 1st av, 25x100.8, 1-sty bk market & 2-sty bk bldg in rear. Mary Horgan to Jos Horgan, 809 Ely av, Astoria, L I. 1/2 part. All liens. Jan 16, 1911. 5:1573-10. A \$7,000-\$8,500. nom
- 96th st E, No 236, s s, 74.5 w 2d av, 25.6x100.8, 5-sty bk tnt & str. Theresa Michael to Benson M Feldman, 515 Cathedral Parkway. 1-3 part. Mt \$15,000. Dec 31, 1911. 5:1541-28 1/2. A \$10,000-\$20,000. nom
- Same property. Benson M Feldman to Julia Feldman, 515 Cathedral Parkway. 1-3 part. Mt \$15,000. Jan 3, 1911. 5:1541. nom
- 103d st E, No 231, n s, 212.6 w 2d av, 37.6x100.11. |
103d st E, No 235, n s, 175 w 2d av, 37.6x100.11, |
two 6-sty bk tnts & str. |
Morris M Tischler to Dean Holding Co, 309 Bway. All liens. |
Jan 24, 1911. 6:1653-15 & 17. A \$27,000-\$88,000. |
O C & 100
- 105th st E, Nos 211 & 215, n s, 138.4 e 3d av, 40x100.11, all of, |
6-sty bk tnt & str. |
Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty bk |
tnt & str. 1/2 part. All title. |
Theo Bitterman to Mina Bitterman, 32 W 128th st. All liens. |
Jan 20, 1911. 6:1655-7. A \$15,000-\$48,000; 1:271 |
-16. A \$23,000-\$38,500. O C & 100
- 109th st E, Nos 123 & 125, n s, 205 e Park av, 50x100.11, 6-sty bk |
tnt. Emanuel Newberger to Samuel Cohen, 985 Aldus st. 1/2 part. |
All title. Q C. All liens. Jan 20, 1911. 6:1637-10. A \$20,000-\$60,000. nom
- 109th st E, No 80, s s, 68 w Park av, 17x80.10, 4-sty stn tnt |
FORECLOS, Jan 10, 1911. Ambrose A O'Connell ref to Geo J |
Kessler, 424 E 80th st. Jan 25, 1911. 6:1614-40. A |
\$7,000-\$10,500. 8,150
- 112th st W, Nos 511 & 513, n s, 234 w Ams av, 66x100.11, 6-sty |
bk tnt. Provident Savings Life Assur Soc of N Y to Postal Life |
Ins Co, 527 5th av. B & S & C a G. Mt \$85,000. Dec 31, 1911. |
7:1884-21. A \$40,000-\$112,000. nom
- 112th st W, No 125, n s, 295 e 7th av, 30x100.11, owned by party |
1st part. |
St Nicholas av, No 51, adj above on rear, owned by party 2d part. |
Agreement as to encroachment. Chas L Stix, at the Allenhurst, |
Bway & 100th st, with Ericson Realty Co, 120 Liberty st. Jan |
17, 1911. 7:1822. nom
- 113th st E, Nos 105 to 109, n s, 36 e Park av, 42.8x100.11, 6-sty |
bk tnt & str. Emanuel Newberger to Saml Cohen, 985 Aldus |
st. 1/2 part. All title. Q C. All liens. Jan 20, 1911. 6:1641 |
-3. A \$17,000-\$51,000. nom
- 113th st E, No 18, s s, 262.6 e 5th av, 18.9x100.11, 5-sty bk tnt. |
Mary A Maxcy to Emanuel J Myers, 322 W 78th st. C a G. |
Nov 22, 1911. 6:1618-61 1/2. A \$9,000-\$18,000. 50
- 114th st E, No 213, n s, 210 e 3d av, 25x100.11, 5-sty stn tnt. |
Clara Abel to Herman Mayers, 440 W 125th st. All liens. Dec |
2, 1910. Jan 20, 1911. 6:1664-10. A \$8,000-\$23,000. nom
- 115th st W, No 69, n s, 225 e Lenox av, 25x100.11, 5-sty stn tnt. |
Frida Heidelburger to Arthur Schreiner, 300 W 109th st. Mt |
\$18,000. Jan 16, 1911. 6:1599-11. A \$14,000-\$27,000. |
O C & 100
- 115th st W, No 20, s s, 285 w 5th av, 20x100.11, 3-sty & b stn |
dwg. David N Bresler to Harry L Bloch, 420 W 130th st. Dec |
30, 1910. Re-recorded from Jan 7, 1911. Jan 24, 1911. 6:1598. |
-47. A \$11,000-\$13,500. 1,000
- 116th st E, Nos 428 to 434, s s, 262.9 w Pleasant av, 70.10x100.11, |
two 6-sty bk tnts & str. Harris Mandelbaum et al to Frank |
Garofalo, 419 E 116th st. Mt \$66,000. Jan 18, 1911. 6:1709-35 & 36. A \$17,500-\$82,000. O C & 100
- 117th st E, No 509, n s, 98 e Pleasant av, 30x100.10, 6-sty bk tnt |
& str. Louis Korn to Selig Rosenbaum, 48 W 85th st, & Leo |
A Price, 302 Central Park West. Mt \$25,500. Oct 3, 1911. |
6:1716-5. A \$7,500-\$32,000. nom
- 119th st E, No 305, n s, 75 e 2d av, 19.3x100.11, 4-sty stn tnt. |
Albert Gyorffy to S & F Realty Co, 320 Bway. Mts \$12,000. |
Jan 19, 1911. 6:1796-5. A \$5,100-\$11,700. O C & 100
- 122d st W, No 130, s s, 319 w Lenox av, 19x100.11, 3-sty & b stn |
dwg. Saml Wacht to Narva Realty Co, 99 Nassau st. Mt \$14,000. |
Jan 21, 1911. 7:1906-46. A \$9,800-\$18,500. O C & 100
- 122d st E, No 306, s s, 100 e 2d av, 18x100.11, 4-sty bk tnt. |
Benj F Thomas to Harrison M Stewart, 125 5th av. Mts \$8,000. |
Dec 20, 1911. 6:1798-54. A \$5,000-\$10,500. 100
- 123d st E, Nos 176 & 178, s s, 161.1 w 3d av, runs w 25 x s 89 x |
e 18.3 to c l Old Post road x s w - x e 24.1 x n 100.11 to st x |
w 16.6 to beginning, 6-sty bk tnt & str. Max Finkelstein et al |
to Mt Airy Realty Corp, 42 Bway. Mt \$42,200. Jan 18, 1911. |
6:1771-43. A \$16,000-\$51,000. nom
- 126th st W, Nos 402 & 404, s s, 100 w Morningside av E, late Col |
av, runs w 34.7 x s w 104.9 to Lawrence st x s e 50 x n e 100 |
x n w 8.8 x n 22.5 to beginning, 2 & 3-sty bk bldg & stable. |
Twelfth Ward Bank to Anton Liebler, 404 or 405 W 126th st. |
B & S. All liens. Jan 21, 1911. 7:1966-77. A \$16,000- |
-\$21,000. O C & 100
- 126th st E, No 125, n s, 547.6 w 3d av, 12.6x99.11, 3-sty bk dwg. |
Jno Cuadrado to Antonia Cuadrado, 125 E 26th st. 1/2 part. C |
a G. Jan 26, 1911. 6:1775-15. A \$4,500-\$6,000. nom
- 129th st W, Nos 152 & 154, s s, 152.6 e 7th av, 48.9x99.11, 6-sty |
bk tnt. Belgrade Realty Co to Henry N Braude, Archibald Papae |
& Nathan Wilson. Mts \$69,000. July 12, 1910. Jan 24, 1911. |
7:1913-56. A \$21,500-\$65,000. O C & 100
- Same property. Nathan Wilson to Henry N Braude, 538 W 136th |
st, & Archibald Papae, 530 W 136th st. 1-3 part. All title. |
Mts \$69,000. Oct 11, 1911. 7:1913. O C & 100
- Same property. Henry N Braude et al to Sadie L Miller, 519 W |
138th st, all of. Mts \$69,000. Jan 13, 1911. Jan 24, 1911. |
7:1913. O C & 100
- 130th st W, Nos 617 to 621, n s, 275 w Broadway, 75x99.11, 2- |
sty bk office & 4-sty bk mill. Susan W Duryea to Louis Strauss, |
11 E 116th st. Mts \$22,000. Jan 24, 1911. 7:1997- |
18 & 20. A \$21,000-\$23,500. nom
- 130th st W, n s, 350 w Bway, strip 0.3x99.11. Geo W Plunkett |
to Louis Strauss, 11 E 116th st. Jan 16, 1911. 7:1997. 500
- 130th st W, Nos 617 to 621. Bill of sale of machinery, &c. Susan |
W Duryea to Louis Strauss, 11 E 116th st. Jan 24, 1911. 7:1997. nom
- 131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty & b stn |
dwg. Arthur Schreiner to Frida Heidelburger, 300 W 109th st. |
Mt \$13,000. Jan 16, 1911. 7:1916-15 1/2. A \$7,900-\$13,500. nom
- 132d st W, No 227, n s, 245 w 7th av, 15x99.11, 3-sty & b stn |
dwg. Adelheid Lieb to Anna Lieb, 476 Brook av. Mt \$8,500 & |
all liens. Dec 16, 1911. 7:1938-21 1/2. A \$6,600- |
\$9,000. O C & 100
- 138th st W, No 127, n s, 308 e 7th av, 26x99.11, 5-sty stn tnt. |
Emanuel Blum et al to Isidor Blumenkrohn, 569 W 150th st, & |
Morris Freundlich, 28 W 127th st. Mts \$21,000. Jan 20, 1911. |
7:2007-14. A \$11,000-\$26,500. 100
- 140th st W, No 231, n s, 491.4 w 7th av, 27.10x99.11, 5-sty bk |
tnt. Ida Blumenkrohn to Emanuel Blum, 205 W 140th st, & |
Jacob Rosenberg, 205 W 140th st. Mt \$27,000. Jan 20, 1911. |
7:2026-12. A \$11,000-\$28,000. O C & 100
- 140th st W, No 465, n s, 130 e Amsterdam av, 18x99.11, 4-sty bk |
dwg. Gustavus L Lawrence to Herman N Walter, 98 Stockton |
st, San Francisco, Cal. Mt \$15,000. Jan 5, 1911. 7:2057-34. A \$5,000-\$16,000. O C & 100
- 142d st W, No 234, s s, 240.3 e 8th av, 39.11x99.11, 5-sty bk tnt. |
Mts \$40,200. 7:2027-54. A \$13,500-\$42,000. CONTRACT to |
exchange for
- 139th st W, No 219, n s, 496.1 e 8th av, 32.4x99.11, 4-sty bk |
dwg. Mts \$16,650. 7:2025-21. A \$11,500-\$18,000. exch
- Mina Tobias, 234 W 142d st, with Mary M wife of & Thos J |
Brady, 417 W 144th st. Nov 22, 1911. Jan 25, 1911. exch
- 146th st W, s s, 525 w Ams av, 50x99.11, vacant. Phebe P. |
Lahens to Riverview Constn Co, 594 Bway. Jan 23, 1911. |
7:2077-53 & 54. A \$22,000-\$22,000. 25,500
- 181st st W, Nos 706 & 708, s s, 318.5 w Bway, runs s 129.3 x n e |
100.6 x n 118.11 to st x w 100 to beginning, 6-sty bk tnt. Re- |
lease mt. Chelsea Realty Co to John M Linck Const Co, 1047 |
Trinity av. Jan 20, 1911. 8:2176-part lot 115. A |
\$-\$. 83,700
- Av B, No 175 | n e cor 11th st, 26x71, 5-sty bk tnt & str. |
11th st, No 601 | Josephine wife of & Giovanni del Drago to |
Pauline S wife Hugh A Murray, 988 5th av. 3/4 parts. C a G. |
Jan 23, 1911. 2:394-1. A \$22,000-\$34,000. nom
- Av B, No 279, e s, 42 n 16th st, 20x93, 5-sty bk tnt & str & 2- |
sty bk shop in rear. Chas Paley to Isaac Willetsky, 262 Cherry |
st. All title. Mt \$11,000 & all liens. Oct 3, 1911. 3:984-3. A \$8,250-\$12,500. O C & 100
- Amsterdam av, Nos 933 & 935 | e cor 106th st, 47.10x100, 6-sty bk |
106th st, No 160 | tnt & str. Provident Savings Life |
Assur Soc of N Y to Postal Life Ins Co, 527 5th av. B & S & |
C a G. Dec 31, 1911. 7:1860-61. A \$50,000-\$115,000. nom
- Amsterdam av, No 2366, w s, 25 s 178th st, 40.4x100, 5-sty bk |
tnt & str. Max Marx to Cathleen Turney, 158th st, n s, at Hud- |
son River. Mt \$30,000. Jan 25, 1911. 8:2132-38. A \$17,500-\$43,000. O C & 100
- Same property. Cathleen Turney to Max Marx, 419 Convent av. |
Mt \$33,000. Jan 25, 1911. 8:2132. O C & 100
- Amsterdam av, Nos 1249 & 1251, e s, 76 s 122d st, 39.10x100, 6- |
sty bk tnt & str. Worthville Realty Co to Geo Mayer, 131 E |
83d st. Mts \$51,000 & all liens. Jan 19, 1911. Jan 25, 1911. |
7:1963-63. A \$29,000-\$65,000. 100
- Amsterdam av, No 1761 | n e cor 147th st, 24.11x100, 5-sty bk tnt |
147th st, No 471 | & str. Jas J Lenahan, 575 W 155th st, |
to Cath Coffey, 469 W 166th st. All title. Jan 24, 1911. |
1911. 7:2062-1. A \$25,000-\$50,000. nom
- Amsterdam av, No 726, w s, 75.8 n 95th st, 25x86, 5-sty bk tnt |
& str. Terence P Smith to Michl McGarry, 726 Ams av. 1/2 |
part. Sub to 1/2 of all liens. Jan 24, 1911. 4:1243- |
32. A \$18,500-\$27,000. nom
- Amsterdam av | s e cor 69th st, 50.5x195.6 to w s Bway x 56.8x169.8, |
Bway | 3-sty bk str & 1-sty fr bldgs. Wm P Eno to |
69th st | Amos F Eno, 32 5th av. Jan 20, 1911. 4:1140- |
58. A \$250,000-\$250,000. 300,000
- Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100, 5-sty bk |
tnt & str. Konrad Vonhof to Henry O Heuer, No - W 227th st, |
Spuyten Duyvil. Mt \$23,000. Jan 23, 1911. 8:2121-37. A \$15,500-\$33,000. O C & 100
- Amsterdam av, No 140 | n w cor 66th st, 25.5x90, 5-sty stn tnt & str |
62d st, Nos 200 & 202 | str with 2-sty bk str in st. Pauline S |
wife Hugh A Murray to Josephine del Drago, at Tarrytown, N Y. |
1/4 part. C a G. Jan 23, 1911. 4:1153-36. A \$26,000-\$43,000. nom
- Amsterdam av, No 140 | n w cor 66th st, 25.5x90, 5-sty stn tnt |
66th st, Nos 201 & 201 1/2 | with 1-sty bk str in st. Pauline S wife |
Hugh A Murray to Josephine del Drago, at Tarrytown, N Y. 1/4 |
part. C a G. Jan 23, 1911. 4:1158-29. A \$24,000-\$38,000. nom
- Broadway, No 1566, e s, 40.5 s 47th st, 20x80, 4-sty bk tnt & |
str with 2-sty bk extension.
- Broadway, No 1564 (7th av) | e s, 60.5 s 47th st, runs e 80 x n |
47th st, Nos 164 to 170 W | 60.5 to s s 47th st, x e 76.3 x s |
100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to e s Bway, x n |
20 to beg, 4-sty bk tnt & str & three 4 & one 5-sty stn dwgs. |
Felix Isman, of Philadelphia, Pa, to Geo H Earle, Jr, 1714 Wal- |
nut st, Philadelphia, Pa. Mts \$500,000. Jan 2, 1911. 4:999-59 to 61 1/2, 62 1/2 & 63. A \$383,000-\$391,000. nom
- Broadway, No 370 | e s, 75 n Franklin st, 25x150 to w s Cortlandt |
Cortlandt alley | alley, with rights to alley, 5-sty bk loft & str |
bldg. Eleanor J Chapman et al HEIRS, &c, Eleanor K Jay, |
dec'd, to Walstein S Reade, 434 Clermont av, Bklyn. Dec 29, |
1910. Jan 20, 1911. 1:172-4. A \$115,000-\$135,000. 122,500
- Same property. Walstein S Reade to Carson C Peck, 381 Clinton |
av, Bklyn. Mt \$100,000. Jan 20, 1911. 1:172. O C & 100
- Broadway, No 370 | e s, 75 n Franklin st, 25.4x150 to w s Cortlandt |
Cortlandt alley | alley x 25.5x150, 5-sty bk loft & str bldg. |
Walstein S Reade to Carson C Peck, 381 Clinton st, Bklyn. B & |
S. Mt \$100,000 & all liens. Jan 20, 1911. 1:172-4. A \$115,000-\$135,000. O C & 100
- Broadway | e s, 100 n Franklin st, 0.4x150 to w s Cortlandt |
Cortlandt alley | alley 0.5x150. Eleanor J Chapman et al HEIRS, |
&c, Eleanor K Jay to Walstein S Reade, 434 Clermont av, Bklyn. |
Q C. Dec 29, 1910. 1:172. nom
- Broadway, Nos 663 & 665 | w s, 200 s 3d st, 50.1x200 to e s Mer- |
Mercer st, Nos 230 & 232 | cer st x 49.9x200, 1 & 5-sty bk & stn |
Hotel Raleigh. Robert Fulton Realty Co to 663 & 665 Broad- |
way Co, 61 Park row. Mts \$250,000. Jan 19, 1911. 2:532-1, 2, 15 & 16. A \$234,000-\$263,000. nom
- Broadway, No 1393 | n w cor 38th st, 25.7x74.4x24.8x81.2, part |
38th st, Nos 127 to 131 | 3-sty bk str.
- 38th st, Nos 133 & 135, n s, 81.2 w Bway, 25x98.9, part 2-sty |
bk garage.
- John G Wendel to Georgianna G R, Ella V, Von E & Mary E A |
Wendel, all at Irvington, N Y, in trust for Georgianna G R |
Wendel, &c. Dec 27, 1911. 3:814-15 & part lot 11. |
A \$-\$. nom

Broadway, Nos 530 to 538 | n e cor Spring st, 126.2x124.10x118.8x
Spring st, Nos 85 & 87 | 125.3, 10 & 11-sty bk loft & str bldg.
Provident Savings Life Assur Soc of N Y to Postal Life Ins Co,
527 5th av. B & S & C a G. Mts \$360,000. Dec 31. Jan 20,
1911. 2:497-1 to 4. A \$402,000-\$1,025,000. nom

Broadway | w cor 179th st, 103x103.5x92.6x148.10, vacant. Chas
179th st | Lowen to Donald Robertson, 312 W 109th st. Mt \$60-
000 & all liens. Jan 19. Jan 23, 1911. 8:2176-58. A \$76,000
-\$76,000. O C & 100

Broadway, No 1399, w s, 76.10 n 38th st, 25.7x53.8x24.8x60.7, 2
& 3-sty bk str. John G Wendel at Irvington, N Y, to Rebecca
A D W wife Luther A Swope & Mary E A Wendel at Irvington,
N Y, in trust for Augusta A S Wendel, &c. Dec 27. Jan 23,
1911. 3:814-18. A \$98,000-\$100,000. nom

Broadway, Nos 2473 & 2475 | s w cor 92d st, 50x100, 2, 5-sty bk tnts
92d st, Nos 252 to 256 | & str. Josephine wife of & Giovanni
del Drago to Pauline S wife Hugh A Murray, 988 5th av. 3/4
part. C a G. Jan 23. Jan 24, 1911. 4:1239-55. A \$110,000-
\$145,000. nom

Broadway, No 1395, w s, 25.7 n 38th st, 25.7x67.5x24.8x74.4, part
3-sty bk str. John G Wendel to Mary E A & Ella V, Von E, Wendel,
&c. all at Irvington, N Y, in trust for Mary E A Wendel,
&c. Dec 27. Jan 23, 1911. 3:814-16. A \$118,000-\$120,000.
nom

Broadway, No 1397, w s, 51.3 n 38th st, 25.7x60.7x24.8x67.5, part
6-sty stn theatre. John G Wendel to Ella V, Von E & Mary E
A Wendel, all at Irvington, N Y, in trust for Ella V, Von E
Wendel, &c. Dec 27. Jan 23, 1911. 3:814-17. A \$108,000-
\$110,000. nom

Broadway, Nos 2828 to 2834 | s e cor Cathedral Parkway (110th
Cathedral Parkway (110th st) | st), runs s 100 x e 125 x n 88.7
x s w 26.4 x n 19.11 to s s 110th st x w 100 to beginning, 2-sty
bk music hall. Pauline S wife Hugh A Murray to Josephine del
Drago, at Tarrytown, N Y. 1/2 part. C a G. Jan 23, 1911.
7:1881-4. A \$155,000-\$175,000. nom

Columbus av, No 840 n w cor 101st st, 25.11x75, 5-sty bk tnt &
101st st, No 101 | str. Josephine wife of & Giovanni del Drago
to Pauline S wife Hugh A Murray, 988 5th av. 3/4 part. C a G.
Jan 23. Jan 24, 1911. 7:1856-29. A \$26,500-\$45,000. nom

Columbus av, No 23, e s, 25.5 n 60th st, 25x100, 3-sty bk tnt & str
with 1-sty bk extension. Pauline S wife Hugh A Murray to
Josephine del Drago, at Tarrytown, N Y. 1/4 part. C a G.
Jan 23, 1911. 4:1113-2. A \$26,000-\$31,000. nom

Columbus av, No 995 | s e cor 109th st, 25.7x100, 5-sty bk tnt &
109th st, No 72 | str. Pauline S wife Hugh A Murray to
Josephine del Drago, at Tarrytown, N Y. 1/4 part. C a G. Jan
23, 1911. 7:1844-61. A \$28,000-\$50,000. nom

East End av, No 80, late | n w cor 83d st, 26.3x80, 5-sty bk tnt &
Av B, No 1616 | str. Borivoj Bohemian Real Estate
83d st, No 541 | Assoc to Barbara Brodil, 115 W 143d
st. Mts \$27,000. Jan 19. Jan 21, 1911. 5:1580-23. A \$14-
000-\$30,000. 30,000

Edgecombe av, No 191, w s, 425.4 s 145th st, 17x100, 3-sty & b
bk dwg. Mary Lefkovits et al to Saml Eichler, 2222 Ams av.
Mts \$10,000. Jan 17. Jan 21, 1911. 7:2051-78. A \$4,200-
\$10,000. nom

Edgecombe av, No 187, w s, 459 s 145th st, 16x100, 3-sty & b bk
dwg. Geo A Feld to Fredk E Glasser, 365 Edgecombe av. Jan
25. Jan 26, 1911. 7:2051-80. A \$4,000-\$9,400. nom

Fort Washington av, w s, 75.2 n 171st st, 25.2x87.6x25x90.6, vac-
ant. Geo A Reeber to Eva B C Reeber his wife, 267 Ft Wash-
ington av. Mt \$3,000. Nov 28. Jan 20, 1911. 8:2139-203. A
\$7,500-\$7,500. O C & 100

Lexington av, Nos 1897 to 1903, on map Nos 1897 to 1905 | n e cor
118th st, No 147 | 118th
st, 100.11x39, 5-sty bk tnt & str. Herman J Katz to Pinckney
Marks. Mt \$68,200 & all liens. Aug 4, 1909. Jan 26, 1911.
6:1767-21. A \$27,000-\$65,000. nom

Madison av, No 169 | n e cor 33d st, 24.8x100, 4-sty stn ft bldg
33d st, No 29 | & str with 2-sty bk extension. Philip
Krauss to Herald Square Holding Co, 1182 Bway. Mt \$140,000.
Jan 25. Jan 26, 1911. 3:863-27. A \$115,000-\$130,000.
O C & 100

Madison av, No 169 | n e cor 33d st, 24.8x100, 4-sty stn bldg & str
33d st, No 29 | with 2-sty bk extension. Ida C Bracher to
Philip Krauss, 159 E 92d st. B & S. Mts \$120,000 & all liens.
Jan 25, 1911. 3:863-27. A \$115,000-\$130,000. O C & 100

Madison av | s w cor 96th st, 100.11x145, 6-sty bk tnt.
96th st, Nos 16 to 24 | Hudson View Investing Co to Mutual Life
Ins Co of N Y, 32 Nassau st. Jan 11. Jan 20, 1911. 5:1507-56.
A \$225,000-\$400,000. O C & 100

Morningside av W, No 80 | n w cor 118th st, 100.11x90, 6-sty bk
118th st, No 401 | tnt. Celia Levy to Jacob Axelrod, 321
W 92d st. Mts \$177,500. May 26, 1908. Jan 20, 1911. 7:1962
-18. A \$95,000-\$200,000. O C & 100

Same property. Jacob Axelrod to S Levy Realty Co, 200 Bway.
B & S. Mts \$167,500. Jan 17, 1911. Jan 20, 1911. 7:1962.
O C & 100

Morningside av E, No 171, e s, 124.11 n 126th st, 24.11x75, 5-sty
bk tnt. Alfred Lederer to Leopold Lederer, 135 W 142d st.
All liens. Jan 19. Jan 21, 1911. 7:1953-63. A \$10,500-
\$18,000. nom

Mount Morris Park W or av, No 7, w s, 60.11 s 121st st, 20x100,
4-sty & b stn dwg. Thos A Maher et al to Edw A Maher, 7 Mt
Morris Park W. Mt \$25,000. Nov 26. Jan 24, 1911. 6:1720-
18 1/2. A \$16,000-\$32,000. gift

Madison av, No 67, e s, abt 50 n 27th st, 24.8x100, 2 & 3-sty bk
club house (Strollers). Louis P Butler et al to Eliza Van W &
Sarah L Butler both at 116 W 88th st. B & S & C a G. Jan 21.
Jan 24, 1911. 3:857-22. A \$55,000-\$64,000. nom

Same property. Kath L Butler to same. B & S & C a G. Jan 23.
Jan 24, 1911. 3:857. nom

Madison av, No 1738, w s, 50.11 n 114th st, 25x100, 5-sty stn tnt
& str. FORECLOS, July 20, 1910. Saul J Baron ref to Max
Vogel. Mt \$25,000 & all liens. July 27, 1910. Jan 24, 1911.
6:1620-16. A \$16,000-\$29,000. 2,000

Madison av, No 1736, w s, 25.11 n 114th st, 25x100.11, 5-sty stn
tnt & str. FORECLOS, July 20, 1910. Saul J Baron ref to Max
Vogel. Mt \$21,000 & all liens. July 27. Jan 24, 1911. 6:1620
-15. A \$16,000-\$29,000. 2,000

Old Broadway, Nos 2376 & 2378, e s, 52.5 s 132d st, 51.6x100x
49.8x112.3, 6-sty bk tnt & str. Mayme Chrzanowski to Clara
Fisher, 380 Rugby road, Bklyn. All liens. Jan 16. Jan 23, 1911.
7:1986-50. A \$19,000-\$60,000. nom

Park row, Nos 211 & 213, s s, abt 20 w James st, runs w 33.4 x s
59 x e 22 x n 36 x e 12.3 x n 16.8 to beginning, 5-sty bk loft
& str bldg. PARTITION, May 17, 1910. Lynn W Thompson
referee to Robt Kommel, 1270 Mad av. Jan 20, 1911. 1:117
-25. A \$20,000-\$23,000. 24,050

Prescott av, s e s, 114.2 n e Bolton road, 75x93.9x75.10x82.2,
vacant. FORECLOS, Dec 29, 1910. Geo Burnham, ref, to Mary
G Waters, at Yonkers, N Y, ADMRX Wm D Smith. Jan 24.
Jan 25, 1911. 8:2248-6. A \$3,000-\$3,000. 5,000

Riverside drive, e s, 225 s 119th st, 113.4x100, vacant. Holland
Holding Co to B Crystal & Son, 21 W 34th st. Mt \$140,000.
Dec 27. Jan 24, 1911. 7:1990-52 & 53. A \$196,000-\$196,000
O C & 100

St Nicholas av, Nos 51 & 53, w s, 55.1 s 113th st, 63.4x124.2x54x
91. two 5-sty bk tnts. Ericson Realty Co to Mary McGee, 702
Union st, Bklyn. Mts \$63,000. Jan 20. Jan 21, 1911. 7:1822-
49 & 50. A \$39,000-\$81,000. 100

Same property. Mary McGee to Henry Marks, 207 W 137th st, &
Casper Levy, 235 W 136th st. Mts \$69,000. Jan 20. Jan 21,
1911. 7:1822. nom

St Nicholas av, No 49, w s, 76.1 n 112th st, 42.2x74.2x36x96.3,
owned by party 1st part.

St Nicholas av, No 51, owned by party 2d part.
Agreement as to encroachment. Samuel Einhorn with Ericson
Realty Co, 120 Liberty st. Jan 9. Jan 21, 1911. 7:1822. nom

St Nicholas av, e s, 49.11 n 184th st, 50x100, 6-sty bk tnt. Benj
M Gruenstein to Fanny Gruen, 401 E 52d st. Mt \$20,000. Dec
22. Jan 23, 1911. 8:2157-3. A \$22,000-\$—. O C & 100

Same property. Fanny Gruen to Jonas Weil, 36 E 75th st, & Bern-
hard Mayer, 41 E 72d st. Mt \$50,000. Jan 23, 1911. 8:2157.
O C & 100

St Nicholas av, No 845, w s, 38.10 n 152d st, 19.10x88.9x18.5x92.8,
3-sty & b bk dwg. Lydia A Fleming to Carrie M & Jennie T
Fleming. Mt \$8,000. Feb 10, 1910. Jan 25, 1911. 7:2067-21.
A \$6,800-\$13,800. O C & 100

Sherman av, n s, 100 w Hawthorne st, 300x150, vacant. Frances
Wertheimer to Aaron R Altmayer. B & S. Mt \$35,000. Jan
31, 1907. Jan 26, 1911. 8:2225-28. A \$54,000-\$54,000. nom

West End av, No 231, w s, 68.5 s 71st st, 16x82.10, 5-sty bk dwg.
Thos A Maher et al to Edw A Maher, 7 Mount Morris Park W.
Mt \$18,000. Nov 26. Jan 24, 1911. 4:1182-33 1/2. A \$8,500-
\$19,000. gift

Wadsworth av, No 81 | n e cor 177th st, 89.10x100, 6-sty bk tnt.
177th st | Release judgment. Edwin M Houghtaling
& ano to John B Berry Co, 543 W 145th st. Jan 9. Jan 23, 1911.
8:2144-29. A \$36,500-\$—. nom

Same property. Release judgment. Standard Plumbing Supply Co
to same. Jan 19. Jan 23, 1911. 8:2144. nom

1st av, No 55, w s, 72.1 s 4th st, 24x100, 5-sty bk tnt & str.
Geo H Warren et al EXRS Mary C Warren to Adam A Schopp,
1246 Mad av. All liens. Jan 20. Jan 23, 1911. 2:445-34. A
\$22,000-\$31,000. 27,000

2d av, No 1026, the business. Power of atty. Chas Oken to Geo
Oken. Sept 15. Jan 24, 1911.

2d av, No 99, w s, 24.3 s 6th st, 24.3x105, 5-sty bk tnt & str with
2 & 3-sty bk extension. Aaron Rosenberg to Israel Rosenberg.
99 2d av. Mts \$25,500. Jan 23. Jan 24, 1911. 2:461-29. A
\$24,000-\$30,000. nom

2d av, Nos 119 & 121 | n w cor 7th st, 50x100, 2, 5-sty bk tnts &
7th st, No 45 | str. Gerson Hyman et al to Jno & Louise
F Kreusser, 108 Archer av. Mt Vernon, N Y. Emma C Kene,
277 Webster av, New Rochelle, N Y & Louis Gehlert, 204 E 18th
st, N Y as TRUSTEES under will Ferdinand Ehrhart, late of Mt
Vernon, N Y. Mts \$110,000 & all liens. Jan 14. Jan 24, 1911.
2:463-34 & 35. A \$65,000-\$98,000. O C & 100

2d av, Nos 1817 to 1831 | n w cor 94th st, 201.5 to s s 95th st x80,
94th st, No 247 | S, 5-sty bk tnts & str.
95th st, No 238

Except 2d av, No 1825, w s, 75.9 s 95th st, 25x80, 5-sty bk tnt
& str.
Theresa Michael EXTRX &c Dora E Rosenberg to Benson M
Feldman, 515 Cathedral Parkway. 1/2 of 1/2 part. All liens. Jan
18. Jan 24, 1911. 5:1540-22 to 25 & 27 to 29. A \$93,500-
\$157,500. nom

Same property. Benson M Feldman to Julia Feldman, 515 Cathed-
ral Parkway. 1/2 of 1/2 part. Jan 20. Jan 24, 1911. 5:1540. nom

2d av, No 1121 | s w cor 59th st, 20.5x65, 2 & 4-sty stn tnt & str.
59th st, No 246 | Pauline S wife Hugh A Murray to Josephine del
Drago at Tarrytown, N Y. 1/4 part. C a G. Jan 23, 1911.
5:1332-28. A \$22,000-\$31,000. nom

2d av, Nos 2305 & 2307, w s, 40 n 118th st, 40x90, two 5-sty bk
tnts & str. Franklin L Partridge to Lucius H Beers, at South-
ampton, L I. C a G. Mt \$38,000. Dec 31, 1908. Jan 26, 1911.
6:1783-23. A \$15,500-\$37,000. O C & 100

Same property. Lucius H Beers to Leonard Leaman, 332 St Nich-
olas av. C a G. Mt \$38,000. Jan 25. Jan 26, 1911. 6:1783.
O C & 100

2d av, Nos 2173 & 2175 | s w cor 112th st, 83x22.6, 5-sty bk tnt &
112th st, No 258 | str. Pauline S wife Hugh A Murray to
Josephine del Drago, at Tarrytown, N Y. 1/4 part. C a G. Jan
23, 1911. 6:1661-27. A \$14,000-\$32,000. nom

2d av, No 2282 | n e cor 117th st, 25x81, 5-sty stn tnt & str.
117th st, No 301 | Chas F Pundt to Mortgage & Transfer Co, 165
Bway. B & S. Mts \$25,000. Dec 24. Jan 25, 1911. 6:1689-1.
A \$14,000-\$29,000. O C & 100

2d av, No 1026, e s, 20.5 n 54th st, 20x64, 4-sty stn tnt & str.
Geo Oken to Samuel Miller. Mt \$8,500. Apr 28, 1910. Jan 25,
1911. 5:1347-2. A \$9,000-\$13,500. O C & 100

5th av, No 834, e s, 65.6 n 64th st, 34.10x110, 5 & 6-sty & b stn
dwg. Frank J Gould of Tarrytown, N Y, to Three States Realty
Co, 165 Bway. Jan 19. Jan 20, 1911. 5:1379-4. A \$280,000
-\$450,000. nom

5th av, No 1170 & 1172 | n e cor 98th st, 50.11x100, 2-sty bk tnt &
98th st | str & 2-sty bk garage.
98th st, No 3, n s, 100 e 5th av, 25x100.11, vacant.
Josephine wife of & Giovanni del Drago to Pauline S wife Hugh
A Murray, 988 5th av. 3/4 part. C a G. Jan 23. Jan 24, 1911..
6:1604-1, 2 & 5. A \$92,000-\$97,000. nom

5th av, No 1320 | n w cor 111th st, 25.11x100, 5-sty bk tnt & str.
111th st, No 1 | Josephine wife of & Giovanni del Drago to
Pauline S wife Hugh A Murray, 988 5th av. 3/4 part. C a G.
Mt \$36,000. Jan 23. Jan 24, 1911. 6:1595-33. A \$27,000-
\$48,000. nom

7th av, Nos 1951 to 1955 | s e cor 118th st, 40.10x100, 5-sty bk tnt &
118th st, No 158 | str. Jno O'Connor to Wm J Casey, 308
W 107th st. Mt \$75,000. Jan 24, 1911. 7:1902-61. A \$45-
000-\$80,000. O C & 100

7th av, Nos 521 to 529 | n e cor 38th st, 98.9x100, 2-sty bk
38th st, No 153, & part No 151 | stable & part 2-sty bk garage. John
G Wendel, at Irvington, N Y, to Rebecca A D W wife Luther A
Swope & Mary E A Wendel & Ella V Von E Wendel, all at Irv-
ington, N Y, in trust for Rebecca A D W Swope, &c. Dec 27. Jan
23, 1911. 3:814-1 to 4 & part lot 5. A \$-\$. nom

8th av, No 839, w s, 89.4 s 51st st, 22x80, 4-sty bk tnt & str. Eu-
nice R wife Geo S Allan to Bancroft Realty Co, 34 Nassau st.
B & S & C a G. 1/2 part. All title. Mt \$5,000. Jan 12. Jan
25, 1911. 4:1041-32 1/2. A \$28,000-\$31,000. O C & 100

- 8th av, No 2555, w s, 25 s 137th st, 25x85, 5-sty bk tnt & str. FORECLOS, Dec 15, 1910. Adam Wiener ref to Herbert S Ogden, 250 W 88th st, EXR Ann Maplesden. Dec 20. Jan 12, 1911. 7:1960-50. A \$14,000-\$22,000. Corrects error in issue of Jan 14 as to first date. 25,000
- 8th av, No 501 | n w cor 35th st, runs w 111 x n 98.9 x e 35th st, Nos 301 to 307 W | 41 x s 19.6 x w 15 x s 40.6 x e 10.4 x s 20 x e 84.8 to 8th av x s 18.3 to beginning, 4-sty stn tnt & str with 1sty bk bldg in rear. Pauline S wife Hugh A Murray to Josephine del Drago, at Tarrytown, N Y. 1/4 part. C a G. Jan 23, 1911. 3:759-35 & 37. A \$56,000-\$74,000. nom
- 8th av | s e cor 111th st, 75.8x100, except Circle | parts for Cathedral Parkway and 111th st Circle in front of 8th av & 110th Cathedral Parkway (110th st) | st, vacant. Pauline S wife Hugh A Murray to Josephine del Drago, at Tarrytown, N Y. 1/4 part. C a G. Jan 23, 1911. 7:1826-61 to 63. A \$90,000-\$90,000. nom
- 9th av, No 775 | s w cor 52d st, 25.5x80, 5-sty stn tnt & str. Josephine S wife Hugh A Murray, 988 5th av. 3/4 parts. C a G. Jan 23, 1911. 4:1061-36. A \$31,000-\$47,000. nom
- 10th av, No 124, e s, abt 50 s 18th st, 22.4x100, 4-sty bk tnt. W Leslie Fawcett to Lycon Realty Co, 22 Vesey st. All liens. Jan 19. Jan 26, 1911. 3:715-65. A \$9,000-\$12,000. nom
- 10th av, No 128 | s e cor 18th st, runs e 100 x s 47.4 x w 25 18th st, Nos 460 to 464 | x n 22.4 x w 75 to av x n 25 to beg, one 3 & 4-sty bk tnt & str & 3-sty bk tnt. Wm L Fawcett to Lycon Realty Co, 22 Vesey st, 21-29 part. All title. B & S. Mt \$20,000 & all liens. Jan 19. Jan 26, 1911. 3:715-62 & 63. A \$17,500-\$28,000. nom
- 10th av, No 875 n w cor 57th st, 25.5x74.8, 5-sty stn tnt & str. 57th st, No 501 | Josephine wife of & Giovanni del Drago to Pauline S wife Hugh A Murray, 988 5th av. 3/4 part. C a G. Mt \$35,000. Jan 23. Jan 24, 1911. 4:1086-29. A \$27,000-\$37,000. nom
- 11th av, No 610 | n e cor 45th st, 19x70, 4-sty bk tnt & str with 1-45th st, No 563 | sty bk extension. Josephine wife of & Giovanni del Drago to Pauline S wife Hugh A Murray, 988 5th av. 3/4 parts. C a G. Jan 23. Jan 24, 1911. 4:1074-1. A \$11,000-\$17,500. nom
- MISCELLANEOUS.**
- Assign legacy to extent of \$5,000 in estate of Jos Rosenthal dec'd, & power of attorney. Jos Auerbach to Daniel S Stern, 208 Van Buren st, Chicago, Ill. Apr 11, 1910. Jan 25, 1911. (Decedents Estates.) 5,000
- Power of Atty. Howard C Butler of Croton Falls, N Y to Lanman Crosby, 424 W 20th st. Jan 10. Jan 24, 1911. —
- Power of attorney. The business at 165 Bway. Lucy O Perkins at Florence, Italy, to Hermann P Olcott, 165 Bway. Jan 10. Jan 20, 1911. —
- Power of attorney. Mary C Brown to Saml T Brown. Apr 1, 1905. Jan 25, 1911. —
- Power of atty. Isaac Dincin to Philip Dincin. Jan 16. Jan 26, 1911. —
- Release of inchoate right of dower of Katherine Mahler in the property directed to be sold by the interlocutory judgment. Chas G Mahler plff vs Edward & Gustave Mahler INDIVID & EXRS of Matthew Mahler, 1st, dec'd, et al, defts. Jan 13. Jan 20, 1911. court order
- BOROUGH OF THE BRONX.**
- Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
- Beck st, No 861, w s, 550 n Longwood av, 40x100, 4-sty bk tnt. Reyam Realty Co to Louis Kornberg, 48 E 98th st. Mt \$24,000. Jan 20. Jan 21, 1911. 10:2710. nom
- Beck st, No 818, e s, 100 n Longwood av, 36.11x100, 4-sty bk tnt. Release mt. Moritz L & Carl Ernst to Beck St Realty Co, 805 Prospect av. Jan 16. Jan 23, 1911. 10:2709. 5,100
- Same property. Beck St Realty Co to Flora Rosenfeld, 540 W 144th st. Mt \$18,000. Jan 23, 1911. 10:2709. nom
- Faile st, e s, 100 s Seneca av, 100x100, vacant. Edna H Johnson to Sarah D Purrington at Gifford Park, Bronxville, N Y. 1/2 part. Mt \$1,500 on whole. Jan 20. Jan 23, 1911. 10:2761. O C & 100
- Fox st, No 1045, late Barretto st, No 1643, w s, 479 s 167th st, 25 x100, 2-sty bk dwg. Jas J Hart to Eliz M Barry, 1331 Franklin av. Mt \$5,000. Dec 6, 1909. Jan 21, 1911. 10:2717. 100
- *Forest st, e s, 187.6 n Walker av, late rd from West Farms to Westchester, 37.6x101.11x37.7x104.5, Westchester. Jno Van Steenburgh to Elizabeth wife Jno Van Steenburgh, 1520 Hone av. All title. Mt \$1,000. Nov 26. Jan 24, 1911. nom
- Hoffman st, No 2439, w s, 39.8 n 188th st, 16.6x97.5, 2-sty fr dwg. Giuseppe De Rose to Maria or Mary Ruggiero, 313 E 109th st. Mts \$2,655. Dec 21. Jan 25, 1911. 11:3058. O C & 100
- Herkimer pl, w s, 114.6 n 233d st, 75x115x irreg x125, vacant. David B Cocks to Timothy Hurst. Dec 19, 1907. Jan 24, 1911. 12:3363. O C & 100
- Same property. Release mt. Agnes K M Mulligan to same. Mar 15, 1910. Jan 24, 1911. 12:3363. nom
- Herkimer pl, e s, 175.7 s 235th st, 50x100, vacant. Release mt. Agnes K M Mulligan to John J Haggerty. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Herkimer st, e s, 175.7 s 235th st, 50x100, vacant. David B Cocks to John J Haggerty. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Herkimer pl | w s, 145 s 235th st, 50x220.1 to Mt Vernon av x54 Mt Vernon av | x199.7, vacant. Release mt. Agnes K M Mulligan to Fredk W Binzen, Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Herkimer pl, w s, 120 s 235th st, 25x100, vacant. Release mt. Agnes K M Mulligan to Daniel Foley. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Herkimer pl, e s, 125.7 s 235th st, 50x100, vacant. Release mt. Agnes K M Mulligan to Owen F Hanretty. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Herkimer pl | w s, 145 s 235th st, 50x220.1 to Mt Vernon av x54x Mt Vernon av | 199.7. David B Cocks to Fredk W Binzen. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Herkimer pl, w s, 89.6 n 233d st, 25x130. 235th st | s e cor Herkimer pl, 25x100.3x25x100.7, vacant. Herkimer pl | David B Cocks to Wm H Esselborn & Geo Rathgeber. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Herkimer pl, e s, 100.7 s 235th st, 25x100, vacant. David B Cocks to Anne Pyne. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Herkimer pl, w s, 120 s 235th st, 25x100, vacant. David B Cocks to Daniel Foley. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Herkimer pl, e s, 125.7 s 235th st, 50x100, vacant. David B Cocks to Owen F Hanretty, at Ardsley, N Y. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- *Jackson st, n w cor St Raymond av, & being lot 437 map Unionport, 100x108. Christina Von Gerichten to Peter Fusco, 911 Union av. Mt \$2,200. Jan 3. Jan 20, 1911. O C & 100
- Kelly st, w s, 125 s Westchester av, 40.5x100, vacant. Longchester Realty Co to Burnett-Weil Constn Co, 165 Bway. B & S. Jan 26, 1911. 10:2703. O C & 100
- Kelly st, w s, 125 s Westchester av, 40.5x100, vacant. Release mt. Bway & Cathedral Parkway Co to Burnett-Weil Constn Co. Jan 26, 1911. 10:2703. 5,000
- Kelly st, e s, 280.3 n 165th st, 40x100, 5-sty bk tnt. Boulevard Constn Co to Lena J Brand, 780 Union av. Mt \$32,000. Jan 25. Jan 26, 1911. 10:2716. nom
- Kelly st, e s, 280.3 n 165th st, 120x100, three 5-sty bk tnts. Eastern Crown Realty Co to John McDonald. Mt \$9,000. Jan 26, 1905. Rerecorded from Jan 27, 1905. Jan 25, 1911. 10:2716. O C & 100
- Parkside pl, w s, 320 n 209th st, 50x90, vacant. Archibald H Murrdock to Patk J Duffy, 132d st & St Anns av. Feb 21, 1906. Jan 20, 1911. 12:3355. nom
- *Sand (Jefferson) st, w s, 100 n Starling av, runs w 125 x n 22.6 x n e 265.6 to Jefferson st x s 258 to beginning, Unionport. Release mt. Henry H Grote to Westchester Woodworking Co, cor Sand st & Starling av. Jan 12. Jan 20, 1911. 1,000
- *Same property. Release mt. Louis Langfield to same. Jan 19. Jan 20, 1911. 2,750
- *4th st, s s, 275 e Av D, 25x103, Unionport. PARTITION, May 12, 1910. Jas B Butler referee to John T Dooling, 179 E 80th st. Jan 21. Jan 23, 1911. 600
- *8th st, n s, 271 w Av D, 33.4x108, Unionport. Chas P Hallock to Mary Ford, 2213 Chatterton av. Mt \$1,500. Jan 21. Jan 23, 1911. O C & 100
- 132d st | n e s, 275 n w Walnut av, runs n w 35 x n e 185.5 x Walnut av | s w 180.11 to beginning, gore, contains 2,080 sq ft, vacant. Stuyvesant Real Estate Co to B A & G N Williams, at South Dover, Dutchess Co, N Y; also at 68th st & Av A, N Y City. Jan 18. Jan 20, 1911. 10:2584. 4,160
- 134th st, No 280, s s, 125 e Lincoln av, 25x100, 2-sty bk tnt & str & 2-sty bk shop in rear. Christina A Boss & ano TRUSTEES, &c, of Anton Boss to Hilda E Sandblom, 1848 Lex av. Jan 20. Jan 23, 1911. 9:2309. 8,000
- 134th st, No 601 | n s, 300 e St Anns av, 25x200 to s s 135th st, 135th st | 1-sty fr shed & 3-sty bk stable. Kate Grannis to Kirkman & Son, 52 Bridge st, Bklyn. Mts \$19,700. Jan 23. Jan 24, 1911. 10:2547. 100
- 136th st, No 374, s s, 206.6 w Willis av, 25x100, 5-sty bk tnt. Julius Wolf to Helena Wolf his wife, 458 Brook av. B & S. All liens. Jan 18. Jan 20, 1911. 9:2298. nom
- 138th st, No 585, n s, 164.3 e St Anns av, 39.3x100, 6-sty bk tnt & str. Elise Collier to Morris Steinberg, at Jersey City, N J. Mt \$45,000. Jan 21. Jan 23, 1911. 10:2551-2552. nom
- 138th st, No 415, n s, 133.4 e Willis av, 16.8x100, 2-sty & b bk dwg. Charlotte A Locke to Arthur Widmayer, at Rutherford, N J. B & S. All liens. Jan 20. Jan 23, 1911. 9:2283. 100
- 147th st, s s, the east boundary line being at c l old Prospect av, —, owned by party 1st part.
- 147th st, s s, adj above on e, owned by party 2d part. Agreement that boundary line bet above is 147th st, s s, 16.8 e Southern Boulevard, and extends s 84.4. Annie T Seggerman, 302 W 51st st, with Wm Ryan, Sr, 834 E 147th st. Dec 30, 1910. Jan 20, 1911. 10:2600. nom
- 149th st, s s, 200 w Morris av, 25x106.6, except part for st, vacant. Giuseppe Tuoti to Jacob L Markel, 1119 Forest av. Mt \$3,500. Nov 22, 1910. Rerecorded from Nov 23, 1910. Jan 25, 1911. 9:2337. 2,000
- Same property. Agreement of defeasance & to recovery of above upon payment of note for \$2,000. Jacob L Markel, 1119 Forest av, with Giuseppe Tuoti, Nov 22, Jan 25, 1911. 9:2337. nom
- 150th st, n s, 70.3 e Morris av, 25x118.5, vacant. Donato A Laporita to Vincenzo Laporita, 586 Morris av. Dec 28. Jan 25, 1911. 9:2410. 100
- 151st st, No 243, n s, 250 w Morris av, 25x100, 3-sty bk loft & str bldg. Giuseppe Fusco to Thos Bodger, 1525 Ams av. Mt \$6,500. Jan 17. Jan 25, 1911. 9:2441. O C & 100
- 153d st, Nos 377 to 381, n s, 200 e Courtlandt av, 74.9x100, with all title to strip, 0.3x— on e, two 6-sty bk tnts. Bronx Heights Land Co to Wm F A Kurz, 851 Grant av. Mts \$79,000. Jan 19. Jan 20, 1911. 9:2400. nom
- 153d st, No 493, n s, 125.4 e 3d av, 28.10x85x26.6x85.7, with all title to strips adj on east, 3-sty fr dwg. Andrew Dormmann to Henry Bungerz, 499 E 153d st. Jan 20, 1911. 9:2363. O C & 100
- 153d st, No 365, n s, 100 e Courtlandt av, 25x100, 2-sty & b fr dwg. Wm Fehr et al HEIRS Philip Fehr to Grace E Brady, 52 W 36th st. Jan 24. Jan 26, 1911. 9:2400. nom
- 164th st, No 869, n s, 33.7 w Stebbins av, 19.6x74.7, 3-sty bk dwg. Sadie O Alexander to Kathryn M Olenberg, 136 E 43d st. All liens. Jan 21, 1911. 10:2690. nom
- 167th st | n w cor Tiffany st, 75.1x109.2x94.5x92.11, vacant. Ellen Tiffany st | Sinnott et al to Hugh D Smyth, 413 Greene av. Bklyn. Jan 7. Jan 23, 1911. 10:2706. O C & 100
- 167th st | n w cor Vyse av, 24x100, 5-sty bk tnt. O'Leary Vyse av, No 1127 | Realty & Const Co to Eleanor L Donohue, 417 W 22d st. Jan 23. Jan 26, 1911. 10:2752. 100
- *174th st, w s, 331 s Gleason av, 25x100. Blanche wife Edw L Garrow to Chas W Pope, 1405 St Lawrence av. 1/2 part. Mt \$600. Jan 23. Jan 24, 1911. O C & 100
- 176th st, No 723 (Woodruff av), n e s, 251.2 s e Crotona av (Grove st), 50.1x98.11x50.1x96.9, 2-sty fr dwg & vacant. Ellen Conlon to Jas Conlon, 723 E 176th st. Jan 24, 1911. 11:2950. nom
- 178th st, No 936, s w s, 100 n w Vyse av, 49x142.6x50.3x142.6, 5-sty bk tnt. Irving Constn Co to C K Realty Co, 2061 Ryer av. Jan 25. Jan 26, 1911. 11:3126. O C & 100
- 178th st, No 936, s w s, 100 w Vyse av, runs s w 42.5 x n w 49.11 x n e 42.5 to st, x s e 49 to beg, part 5-sty bk tnt. Chas P Hallock to C K Realty Co, 2061 Ryer av. Q C. Jan 25. Jan 26, 1911. 11:3126. nom
- 181st st, s s, 100 w Mapes av, 45.3x59.1, 4-sty bk tnt. T Mulhare Const Co to Margt Lyons, 457 E 184th st. Mt \$17,000. Jan 21. Jan 23, 1911. 11:3110. O C & 100
- 182d st (Kingsbridge road) | s w s, at s e s Hughes av, 205x120.6x Hughes av | 189x170, except parts for sts, vacant. Patrick E Clancy to O'Leary Realty & Const Co, 991 E 167th st. All title. B & S. Jan 16. Jan 20, 1911. 11:3082. O C & 100
- 183d st, No 741 (1017), n s, 71 w Prospect av, 24x75, 2-sty fr dwg. Frieda wife Jacques Pollatschek to Jacques Pollatschek. Mt \$3,800. Sept 20, 1909. Jan 23, 1911. 11:3102. O C & 100
- *223d st, s s, abt 238 w Laconia av, 25x127.8x30.2x144.5. Release mt. J Romaine Brown to Melrose Realty Co, 2775 Webster av. Jan 3. Jan 24, 1911. 951

*223d st, s s, 80 w White Plains road, 25x114, Wakefield. Thos H Stanton to Thos F Tressel EXR. &c, Geo H Tressel, 3870 White Plains road. All liens. Dec 15, 1908. Jan 20, 1911. nom

*230th st, n e s, 250 s e 6th st or av, 50x114.5, Wakefield. Melrose Realty Co to Felice Bassi, Michele Della Rocca & Raffaele Daino, all at 2502 Belmont av. Mt \$450. Jan 21. Jan 26, 1911. O C & 100

233d st, n s, 50.6 w Napier av, 50.6x110.8x50x103.4, vacant. David B Cocks to Wm Wilson. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n w cor Napier av, 25.3x99.7x25x96, vacant. David Napier av | B Cocks to Richd J Fell, of Watchung, N J. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st, n s, 75.9 w Herkimer pl, 50.6x108.1x50x100.7, vacant. David B Cocks to Tommaso Giordano. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n s, 25.3 w Napier av, runs w 25.3 x n 103.4 x w 50 x n Napier av | 25 x e 100 to Napier av x s 25 x w 25 x s 99.7 to beginning, vacant. David B Cocks to Minnie Ferguson. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n w cor Herkimer pl, 50.6x97x50x89.7, vacant. David Herkimer pl | B Cocks to Julia E Curran. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n e cor Mt Vernon av, 172.6x108.1x131.4x138.10, vacant. Release mt. Agnes K M Mulligan to J C Vreeland Bldg Co. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st | n w cor Napier av, 25.3x99.7x25x96, vacant. Release Napier av | mt. Agnes K M Mulligan to Richd J Fell. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st, n s, 75.9 w Herkimer pl, 50.6x108.1x50x100.7, vacant. Release mt. Agnes K M Mulligan to Tommaso Giordano. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st | n e cor Herkimer pl, 101x110x100x125.6, vacant. Herkimer pl | Release mt. Agnes K M Mulligan to Henry Mahnken. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st, n s, 50.6 w Napier av, 50.6x110.8x50x103.4, vacant. Release mt. Agnes K M Mulligan to Wm Wilson. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st | n w cor Herkimer pl, 50.6x97x50x89.7, vacant. Release mt. Agnes K M Mulligan to Julia E Curran, Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st, n s, 122 e Mt Vernon av, 50.6x108.1x50x115.6, vacant. David B Cocks to J C Vreeland Bldg Co. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n e cor Herkimer pl, 101x110x100x125.6, vacant. Herkimer pl | David B Cocks to Henry Mahnken. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

233d st | n s, 25.3 w Napier av, runs w 25.3 x n 103.4 x w 50 x Napier av | n 25 x e 100 to Napier av x s 25 x w 25 x s 99.7 to beginning, vacant. Release mt. Agnes K M Mulligan to Minnie Ferguson. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

233d st | n e cor Mt Vernon av, 223x100.7x181.4x138.10, vacant. Mt Vernon av | ant. The J C Vreeland Bldg Co to Mile Square Road Realty Co, 261 E 239th st. Jan 20, 1911. Jan 23, 1911. 12:3363. 100

233d st, n s, 50.6 w Herkimer pl, 25.3x100.7x25x97, vacant. David B Cocks to Pasquale J Lamberti. Dec 19, 1907. Jan 21, 1911. 12:3363. nom

233d st, n s, 50.6 w Herkimer pl, 25.3x100.7x25x97, vacant. Release mt. Agnes K M Mulligan to Pasquale J Lamberti. Mar 15, 1910. Jan 21, 1911. 12:3363. nom

233d st, n s, 75.9 w Herkimer pl, 50.6x108.1x50x100.7, vacant. Thomas Giordano to J C Vreeland Bldg Co, 1 Mad av. Jan 16, Jan 20, 1911. 12:3363. 100

234th st, No 517, n s, 125.4 e Vireo av, 25x100, 2-sty fr dwg. Wm A Roemer to Mary A Roemer his wife, 367 E 234th st. Mt \$2,500. Jan 25, 1911. 12:3396. O C & 100

235th st, s s, 50 w Napier av, 100x99.7x100x97.10. Herkimer pl, e s, 100.7 s 235th st, 25x100, vacant. Release mt. Agnes K M Mulligan to Anne Pyne. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

235th st | s w cor Napier av, 50x97.10x50x97, vacant. David B Napier av | Cocks to Harris L Varian, at Mt Vernon, N Y. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

235th st | s w cor Napier av, 50x97.10x50x97, vacant. Release mt. Napier av | Agnes K M Mulligan to Harris L Varian. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

235th st | s w cor Herkimer pl, runs w 25 x s 95.5 x w 65 x s Herkimer pl | 25 x e 90 to Herkimer pl x n 120 to beginning, vacant. Release mt. Agnes K M Mulligan to Bernhard Moral. Mar 15, 1910. Jan 20, 1911. 12:3363. nom

235th st, s s, 50 w Napier av, 100x99.7x100x97.10, vacant. David B Cocks to Anna Pyne. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

235th st | s w cor Herkimer pl, runs w 25 x s 95.5 x w 65 x Herkimer pl | s 25 x e 90 to Herkimer pl x n 120 to beginning, vacant. David B Cocks to Bernhard Moral. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100

237th st, Nos 222 & 224, s s, 220 e Keppler av, 40x100, one 2-sty fr & one 2-sty bk dwgs. Mary Cleland to Geo E Buckbee, 1941 Grand Boulevard & Concourse. Mts \$8,400. Jan 21. Jan 23, 1911. 12:3377. 100

238th st, n s, 480 e Kepler av, 40x100, vacant. Geo J Sowter to Annie E wife Geo J Sowter, 199 Halsey st, Bklyn. All liens Nov 15. Jan 24, 1911. 12:3379. 100

*240th st | n w cor Bronx Boulevard, 50x100. FORECLOS, Bronx Boulevard | Jan 18, 1911. Richd H Clarke referee to Morris E Webber, 611 W 112th st, TRUSTEE for Sarah K Brush will of Abbott Hodgman. Jan 20, 1911. 2,500

Aqueduct av | s w cor Burnside av, runs s 445.9 x w 812.5 x n w Burnside av | 499.9 to s s Burnside av x e 92.2 to land taken for shaft of new aqueduct x s 78 x e 100 x n 87.11 to s s Burnside av x e — to beginning, except part for Aqueduct av, also to permanent easement in strip 66x— extending s from said shaft, 2-sty stn dwg & vacant. Frank J Gould at Tarrytown, N Y, to Three States Realty Co, 165 Bway. Jan 19. Jan 20, 1911. 11:2877, 2878 & 2879. nom

Arlington av (Troy st), n w s, 310 n e 227th (Sidney) st, 75x150.6, 2-sty bk dwg. The "W" Parcels Co, 84 William st, to Alpheus H Favour, No — Arlington av. Spuvten Duyvil. Mt \$6,000. Jan 19. Jan 20, 1911. 13:3407. O C & 100

Arthur av, Nos 2426 & 2428 | s e cor 188th st, 62x82.7x62x82.4, two 188th st | 3-sty fr tnnts & str. Martin L Henry to Antonia Penna, 604 E 187th st. Mt \$12,000. Jan 17. Jan 20, 1911. 11:3077. 100

Anthony av, No 1727, w s, 67.9 n 174th st, 22.7x78.6x22x73.2, 2-sty bk dwg. Joseph Plitt to Jane G Schenck, 472 2d st, Bklyn, N Y. Jan 17. Jan 23, 1911. 11:2890 & 2891. nom

Bryant av, Nos 1342 to 1346, e s, 65 s Jennings st, 60x100, three 3-sty bk dwgs. Release mt. Margt Knox to Jos Russhon, 3131 Decatur av. Jan 19. Jan 25, 1911. 11:2999. nom

Same property. Jos Russhon to Mortgage & Transfer Co, 165 Bway. B & S. Mt \$8,000. Jan 21. Jan 25, 1911. 11:2999. nom

Bryant av, Nos 1512 to 1518, e s, 20 n 172d st, 80x100, four 3-sty bk dwgs. Release mt. Margt Knox to Jos Russhon, 3131 Decatur av. Jan 19. Jan 25, 1911. 11:3001. nom

Bryant av, Nos 1342 to 1346, e s, 65 s Jennings st, 60x100, three 3-sty bk dwgs.

Bryant av, Nos 1512 & 1514, e s, 20 n 172d st, 40x100, two 3-sty bk dwgs.

Bryant av, Nos 1516 & 1518, e s, 60 n 172d st, 40x100, two 3-sty bk dwgs.

Bryant av, Nos 1503 to 1507, w s, 40 s 172d st, 60x100, two 3-sty bk dwgs.

Jas W Hoey to Jos Russhon, 3131 Decatur av. Q C. All liens. Jan 19. Jan 25, 1911. 11:2995-2999-3001. nom

Bryant av, Nos 1512 & 1514, e s, 20 n 172d st, 40x100, two 3-sty bk dwgs. Jos Russhon to Wm H D North, 526 Southern Boulevard. B & S. Mt \$8,000. Jan 21. Jan 25, 1911. 11:3001. nom

Bryant av, Nos 1516 & 1518, e s, 60 n 172d st, 40x100, two 3-sty bk dwgs. Jos Russhon to Wm H D North, 526 Southern Boulevard. B & S. Mt \$8,000. Jan 21. Jan 25, 1911. 11:3001. nom

Bryant av, No 1484, e s, 275 s 172d st, 20x100, 3-sty bk dwg. Max Wieser to Helen O'Connor, 1421 Longfellow av. Mts \$9,813. Jan 20. Jan 21, 1911. 11:3000. nom

Bryant av, w s, 300 n Freeman st, 50x100, vacant. Carmine Cioffi to Cioffi Co, 1116 Intervale av. Jan 25. Jan 26, 1911. 11:2996. 100

Same property. Chas Lopard to Carmine Cioffi, 1116 Intervale av. Confirmation deed. Jan 23. Jan 26, 1911. 11:2994. nom

*Bolton av, e s, 275 n 151st st, 125x100.

151st st or Patterson av, n s, 25 w White Plains av, 50x100. Clasons Point.

Herman Menaker to Chas Noe, 492 E 167th st. Jan 23. Jan 24, 1911. O C & 100

Bryant av, No 1510 | n e cor 172d st, 20x100, 3-sty bk dwg. Donald 172d st | T McPhail to Mary Raichle, 357 E 180th st. Mt \$10,000. Jan 24, 1911. 11:3001. O C & 100

Bathgate av, No 1620, e s, 20 n 172d st, 20x100, except part for av, 2-sty fr dwg. FORECLOS, Jan 4, 1911. Henry B Fischer ref to Denis Duggan, 803 Trinity av. Jan 24, 1911. 11:2920. 4,750

*City Island av | n e cor Belden lane, runs e 138.7 x n 120 x w Belden lane | 100 x n 45 x w 42.5 to av, x s 165 to beg, City Island. Saml J Wood to Richd N Arnow on s s Point st, near City Island av. All liens. Jan 19. Jan 26, 1911. 100

Commerce av, e s, 550 s 171st st, 100x95, vacant. Jas A Hennessy to Whitehall Realty Co, 200 Bway. Mt \$2,240. Jan 21. Jan 24, 1911. 9:2541. O C & 100

College av, No 1267, w s, 400 s 169th st, 20x85, 2-sty fr dwg. Sarah J Phelan, 1267 College av, to Mary F Phelan, 1267 College av. Mts \$6,000. Jan 17. Jan 25, 1911. 9:2439. O C & 100

College av, No 1271, w s, 360 s 169th st, 20x85, 2-sty fr dwg. Sophie C Phelan, 1271 College av, to Phelan Bros Const Co, 1910 Webster av. Mts \$6,000. Jan 17. Jan 25, 1911. 9:2439. O C & 100

Clay av, Nos 1186 & 1190, e s, 240.7 n 167th st, 78x80, two 5-sty bk tnnts. O J Schwarzler to Christina Wiehe, 1332 Washington av. Mt \$41,000. Jan 20. Jan 25, 1911. 9:2426. O C & 100

Clay av, No 1194, e s, 318.7 n 167th st, 39x80, 5-sty bk tnt. O J Schwarzler to Emma M Bruckmann, 1194 Clay av. Mt \$20,500. Jan 20. Jan 25, 1911. 9:2426. O C & 100

Crotona av | s e cor Fairmount pl, 40x90, 5-sty bk tnt & Fairmount pl, No 700 | str. Alexander Rosenberg to Biltrite Realty Co, 219 E 40th st. All liens. Jan 18. Jan 20, 1911. 11:2950. O C & 100

*Cedar av, e s, 100 s Bartholdi av, 25x132x25.11x138.11. Vincenzo Zoccardo to Vito Corrado, 2443 Dawson st & Guisepe Parrillo, 265 W 144th st. Mt \$540. Jan 17. Jan 20, 1911. nom

Crimmins av, Nos 313 & 315, w s, 48.4 n 141st st, 47.10x80, 5-sty bk tnt. Minnie Helfstein to Celia Sperber, 6 Clinton st. 1/2 right, title & interest. Mts \$31,000. Jan 19. Jan 20, 1911. 10:2556. O C & 100

Commerce av, e s, 550 s 171st st, 100x95, vacant. Whitehall Realty Co to Jas A Hennessy, 617 Crescent st, Borough of Queens, N Y. Mt \$2,240. Jan 20, 1911. 9:2541. O C & 100

Creston av, w s, 97 n 182d st, 75x120, 2-sty fr dwg & vacant. Rio Co to Tudor Realty Co, 111 Bway. Jan 21. Jan 24, 1911. 11:3171. O C & 100

Caldwell av, No 898, e s, 260 n 161st st, 20x125, 3-sty fr tnt. Nannie E Fowler, 898 Trinity av to Irene C Allen, 898 Trinity av. Mts \$8,000. Jan 17. Jan 24, 1911. 10:2631. nom

Crotona av, w s, 200 n 183d st, 37.6x80, 4-sty bk tnt. T J Cunningham Co to Melanie V Goldschmidt & Jno Klamp, both at 673 Sterling pl, Bklyn. Mt \$18,000. Re-recorded from Jan 6, 1911. Jan 5. Jan 24, 1911. 11:3103. O C & 100

Caldwell av, No 965, w s, 38 n 164th st, 20x59.11, 3-sty fr tnt. Thos O'Rorke to Louis H Levin. Mt \$6,500. Sept 5, 1902. Re-recorded from Sept 6, 1902. Jan 23, 1911. 10:2622. 7,250

Daly av, No 1987 | s w cor 178th st, 50x80, 4-sty bk tnt. Levoli 178th st | Const Co to Carmela Levoli, 1811 Amethyst st. All liens. Jan 24. Jan 25, 1911. 11:3121. 1,000

Decatur av, No 3291, w s, 50 s 209th st, 25x100, 2-sty fr dwg. Chas E Stillings to Warner Library Co, 1133 Bway. Mts \$6,200. Jan 20. Jan 24, 1911. 12:3351. nom

Davidson av, No 2350 | n e cor North st, 100x40, 5-sty bk tnt. FORE-North st | CLOS, Dec 8, 1910. James Oliver referee to Matthew M Goggin & Eliz J Doyle, both at 53 Juniper st. Flushing, L I. Jan 21. Jan 23, 1911. 11:3198. 45,000

*Elizabeth av, now Point or Rochelle st, n s, 300 w City Island av, runs w 275 to Eastchester Bay x n 100 x e 254 x s 100 to beginning. Release dower. Sarah J Wood widow to Saml J T Wood, 357 W 123d st. Dec 21. Jan 20, 1911. 1,393.49

*Fox av, w s, 117.4 s Kingsbridge road, 50x100.

Monticello av | s e cor Jefferson av, 175x100. Jefferson av

Monticello av, e s, 157.4 s Kingsbridge road, 75x100.

Fox av, w s, 167.4 s Kingsbridge road, 50x100, Edenwald.

Percy D Adams to Chas S Terrett, 613 Monroe av, Asbury Park, N J. Mts \$10,100 & all liens. Jan 14. Jan 25, 1911. O C & 100

Fordham road, No 122, s s, 28.8 n from s end of curve at w s Andrews av, 21.6x102.11x18.4x114.1, 3-sty bk dwg. Robt W Maloney to Ellen F O'Dwyer, 32 Chambers st. Mt \$7,000. Oct 11, 1909. Jan 26, 1911. 11:3225. nom

Grand Boulevard & Concourse, e s, 100 s Field pl, 50x99, vacant. Thos D Kreuter to Harry W Davis, 1966 Valentine av. Mt \$10,000. Apr 15. Jan 23, 1911. 11:3159. O C & 100

- Hughes av, No 2262, e s, 100 s 183d st, 25x100, 2-sty fr dwg. Jno Van Steenburgh to Elizabeth wife Jno Van Steenburgh, 1520 Hone av. All title. Mt \$4,000. Nov 26, 1911. nom
- Hughes av, (Jefferson) w s, 200 n 180th st (Samuel), 100x195, except part for Hughes av, vacant. Geo E Buckbee to J & M Cleland Bldg Co, 242 E 240th st. Mt \$11,000. Jan 10, 1911. O C & 100
- Jackson av, No 1074, e s, 20 s 166th st, 19.7x77.8, 3-sty fr tnt. Adam E Korbelt to Chas Korbelt, 1074 Jackson av. 1/2 right, title & interest. Jan 23, 1911. O C & 100
- *Jefferson av, n s, 75 e Monaghan av, 50x100, Edenwald. Land Co A of Edenwald to Sigmund Frankel, 1539 Av A. Jan 23, 1911. nom
- *Jefferson av | n s, 125 w Monaghan av, 50 to Baychester av x100, Baychester av | Edenwald. David D Feins to Victor Tokosh, 336 E 47th st. Mt \$900. Jan 23, 1911. nom
- *Kingsbridge road, s s, 50.7 w Doon av, 25.3x100.10x25x104.8, Pasquale Butrico to Guiseppa wife Pasquale Butrico, 3128 Villa av. Jan 19, 1911. O C & 100
- Katonah av | n e cor 241st st, 100x100, vacant. Germansky Const 241st st | Co to Ida J Heaney, 1030 Faile st. C a G. Jan 19, 1911. nom
- Longfellow av, No 1321, w s, 200 n Freeman st, 25x100, 2-sty fr dwg. Helen O'Connor to Nicholas Lopard, 883 Trinity av. Mt \$4,500 & all liens. Jan 20, 1911. O C & 100
- *Lyons av, n s, 55 e Grace av, 25x100, Westchester. Jas A Irving to Schuyler Constn Co, 531 Tremont av. Mt \$1,100. Jan 18, 1911. O C & 100
- Longfellow av, late Division st, s e s, 99.5 s e Boston rd, 25x100, except part for Longfellow av, 2-sty bk dwg. Kath P Hooks to Lillian J Hertz, 1546 Minford pl. Mt \$5,000 & all liens. Mar 29, 1910. Jan 21, 1911. 11:3016. O C & 100
- Same property. Lillian J Hertz to Mary Finck, 1354 Prospect av. Q C. Jan 20, 1911. 11:3016. O C & 100
- Lafayette av | n w s, at w s Whitlock av, 69.7x148.5x50x100, vacant. Whitlock av | Ittner Realty Co to Saml Zeitlin, 164 Lockwood av. New Rochelle, N Y. Mt \$5,000. Jan 19, 1911. 10:2732. nom
- *Magenta av, s s, 80.7 e Rosewood av, 25x100. Melrose Realty Co to Francesco Attardo, 232 E 64th st. Mt \$500. Jan 24, 1911. O C & 100
- Marion av, No 2381 (Virginia st), w s, abt 95 n 184th st, & being lots 47 & 48 map of John B Haskin & Abr B Tappen at Fordham, 100x110.8x—x106, except part for av, two 2-sty fr dwgs & vacant. Release mt. Samuel Danson to Max Borsuk, 2381 Marion av. Jan 18, 1911. 11:3022. nom
- Same property. Max Borsuk to David Freid, 61 Bleecker st. Jan 13, 1911. 11:3022. O C & 100
- Morris av, No 2426 (2398), e s, 425.9 n 184th st, 37x120, 2-sty fr dwg. Albert L Lowenstein to Carrie Damm. B & S. All liens. July 5, 1910. Jan 25, 1911. 11:3173. O C & 100
- Mt Hope av (Monroe av), e s, 25 n 174th st, 50x95, vacant. Mt Hope av (Monroe av), e s, 370 n 174th st, 100x95, vacant. FORECLOS. Sept 27, 1910. Geo W Newgass referee to Julia E Hard, 158 W 131st st, & Wm A Hard, 1739 Clay av. Jan 19, 1911. 11:2798. 14,650
- Mt Vernon av, e s, 81 s 235th st, 27.6x127.6x25x116, vacant. David B Cocks to Henry W Schmidt. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Mt Vernon av, e s, 191.7 n 233d st, 53.2x105.1x irreg x119, vacant. David B Cocks to Cath Curran. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Mt Vernon av, e s, 109 s 235th st, 54.6x99.7x irreg x87.7, vacant. David B Cocks to Benj W Homans. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Mt Vernon av, e s, 138.10 n 233d st, 52.10x114x irreg x126.4. Herkimer pl, w s, 89.6 n 233d st, 25x130. 235th st | s e cor Herkimer pl, 25x100.3x25x100.7, vacant. Herkimer pl | Release mt. Agnes K M Mulligan to Wm H Esselborn & Geo Rathgeber. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Mt Vernon av, e s, 191.7 n 233d st, 53.2x105.1x irreg x119. Napier av, w s, 97 s 235th st, 50x100, vacant. Release mt. Agnes K M Mulligan to Cath Curran. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Mt Vernon av, e s, 81 s 235th st, 27.6x127.6x25x116, vacant. Release mt. Agnes K M Mulligan to Henry W Schmidt. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Mt Vernon av, e s, 109 s 235th st, 54.6x99.7x irreg x87.7, vacant. Release mt. Agnes K M Mulligan to Benj W Homans. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Mt Vernon av | s e cor 235th st, runs s 80.10 x e 116 x s 25 x e 25 235th st | x n 95.5 to 235th st x w 104.8 to beginning, vacant. Release mt. Agnes K M Mulligan to Timothy Hurst. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Mt Vernon av, e s, 60.6 n 233d st, 78.6x81.4x75x104.7, vacant. David B Cocks to J C Vreeland Bldg Co. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Mt Vernon av, e s, 138.10 n 233d st, 52.10x114x irreg x126.4, vacant. David B Cocks to Wm Esselborn & Geo Rathgeber. Dec 19, 1907. Jan 20, 1911. 12:3363. nom
- Mt Vernon av | n e cor 233d st, 60.6x104.7x40.6x122, vacant. David 233d st | B Cocks to J C Vreeland Bldg Co. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Mt Vernon av | s e cor 235th st, runs s 80.10 x e 116 x s 25 x e 25 235th st | x n 95.5 to 235th st x w 104.8 to beginning, vacant. David B Cocks to Timothy Hurst. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Napier av, w s, 147 s 235th st, 75x100. 235th st, s s, 25 e Herkimer pl, 25x99.7x25x100.3, vacant. David B Cocks to John W Curran. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Napier av, w s, 147 s 235th st, 75x100. 235th st, s s, 25 e Herkimer pl, 25x99.7x25x100.3, vacant. Release mt. Agnes K M Mulligan to John W Curran. Mar 15, 1910. Jan 20, 1911. 12:3363. nom
- Napier av, w s, 97 s 235th st, 50x100, vacant. David B Cocks to Cath Curran. Dec 19, 1907. Jan 20, 1911. 12:3363. O C & 100
- Prospect av, No 900, e s, 401.1 n Westchester av, runs e 190 x s w 23 x w 190 to av x n 23 to beginning, 3-sty fr tnt. John Davidson to Jennie E wife John Byrne, 1200 Franklin av. Q C. Jan 7, 1911. 10:2690. nom
- *Pilgrim av, e s, 183 n Pelham road, 25x100. Chas P Kelly to Walter R Burt, 1816 Pilgrim av. All liens. Jan 23, 1911. 10:2690. 100
- *Pilgrim av, e s, 208 n Pelham road, 25x100. Edw J Woodlock to same. Jan 23, 1911. O C & 100
- Park av, e s, 100 s Wendover av, 52.6x100.3x51.9x100.3, vacant. Release mt. Mary M Coolidge & ano to Fulton-Wendover Const Co, 1130 Union av. Dec 22, 1910. Jan 20, 1911. 11:2903. 6,000
- Plympton av, e s, 92.11 s Featherbed lane, 100x96.5, vacant. Ida F Petry et al EXRS, &c, Chas F Petry to Jos F Garlan, 203 W 85th st. 1/2 part. Jan 20, 1911. 11:2874. 1,987.50
- Same property. Ida F Petry to same. Q C. Jan 20, 1911. 11:2874. nom
- Plympton av, w s, 208.6 s Boscobel av, 75x100, vacant. Fredk E Glasser to Geo A Feld residing on s s Oneida av, 500 e Bett-ners lane. Jan 25, 1911. 9:2522. nom
- Park av, No 4590 | n e cor 185th st, 100x100, two 5-sty bk tnts 185th st, Nos 447 & 449 | with str on cor. Minnie A Blanchard to Title Ins Co of N Y, 135 Bway. Mt \$85,000. July 14, 1909. Jan 26, 1911. 11:3039. O C & 100
- Park av, No 3474, e s, abt 175 n 167th st, 25x150, 2-sty fr dwg & 1-sty fr shed. Chas Sachar to Jennie Levine, 142 East Bway. 1/2 part. Mt \$2,250 & all liens. Jan 25, 1911. 9:2389. nom
- Park av, late Railroad av, e s, 100 s 182d st, 50x150, except part for Park av, vacant. Release judgment. J Marcus Woodwork-ing Co agt Owen Toher. Oct 27, 1910. Jan 23, 1911. 11:3037. 100
- Same property. Margaret Lyons to T Mulhare Constn Co, 790 E 181st st. Nov 21, 1911. 11:3037. O C & 100
- *Quimby av (4th st) | s e cor Havemeyer av, 205x216 to n s Storey | Havemeyer av | av. Storey av | av. Walton av, e s, 225 n Cameron pl, 25x100, vacant. Carrie Bendheim to Clarence Realty & Constn Co, 206 Bway. All liens. Jan 24, 1911. 11:3181 & A D. nom
- Rider av, No 277, w s, 230 n 138th st, 25x100, 2-sty fr factory. Arthur C Chesley to Josephine A Chesley, 1346 Teller av. Mt \$4,000. Nov 10, 1910. Jan 21, 1911. 9:2340. nom
- *Rosedale av | n e cor Merrill st, 50x100. Hudson P Rose to Mary Merrill st | F McGrath, 621 E 145th st. B & S & correction deed. Jan 19, 1911. O C & 100
- Stebbins av, No 1030, e s, 113.4 n 165th st, 25x104.2x25.4x100, 2-sty fr dwg. Michl Vuolo & Angelina his wife to Eugenia Vuolo all at 1030 Stebbins av. Mt \$5,500. Jan 25, 1911. 10:2691. nom
- Southern Boulevard, e s, abt 125 n Freeman st, 53.6x100x44.3x 101.6, vacant. Jas Neil to Bertha Frey, 1305 Intervale av. Jan 19, 1911. 11:2980. O C & 100
- *Seton av, w s, 100 n Randall av, 25x100, Edenwald. Casper Reimer to Johan A Spellman, 590 E 141st st. Jan 21, 1911. 11:2980. nom
- *Seton av, e s, 100 n Nelson av, 50x100, Edenwald. Mary Pewtress to Thos W Gilmartin, 980 2d av. Jan 23, 1911. O C & 100
- St Anns av, No 123 | n w cor Southern Boulevard, 133d st or So Boulevard Nos 551 & 553 | 24.11x100, 5-sty bk tnt & str. Pauline wife of & Henry Zimmer to John H Borgstede, 129 St Anns av. Mts \$21,000. Jan 18, 1911. 9:2261. nom
- Same property. John H Borgstede to Henry Zimmer & Pauline his wife, 553 E 133d st. Mts \$21,000. Jan 18, 1911. 9:2261. nom
- Tremont av (Waverly st), n e s, 100 n w Anthony av (Prospect), 100x100, 3-sty fr tnt & vacant. Thos Kerr & Mary A his wife to Ann Monaghan. Apr 12, 1882. Jan 25, 1911. 11:2809. 3,000
- Same property. Ann Monaghan to Mary A Kerr. Apr 12, 1882. Jan 25, 1911. 11:2809. 3,000
- Tinton av, No 903, w s, 308.9 n 161st st, runs n 41.3 x w 35.1 x again w 99.11 x s 40.11 x e 135 to beginning, 5-sty bk tnt. Geo Rosenzweig to Tillie Frank, 787 Prospect av. Mt \$32,000. Jan 24, 1911. 10:2658. O C & 100
- Trinity av, w s, 46 s 160th st, 80x102.1, two 5-sty bk tnts. Release mt. Corn Exchange Bank to Seattle Realty Co, 35 Nassau st. Jan 18, 1911. 10:2630. 54,000
- Same property. Release mt. Jefferson Bank to same. Jan 18, 1911. 10:2630. nom
- Trinity av, w s, 46 s 160th st, 80x102.1, two 5-sty bk tnts. Seattle Realty Co to Kramer Contracting Co, 35 Nassau st. Mts \$70,000. Jan 18, 1911. 10:2630. nom
- Teller av, No 1059, w s, 179.6 n 165th st, 20x100, 3-sty bk dwg. Saml Rothans to Annie Rothans, 1059 Teller av. Mt \$—, Jan 23, 1911. 9:2428 & 2433. nom
- Tremont av or 177th st, s s, 100.6 w Southern Boulevard, 50x100, vacant. Eliz M Fitzpatrick ADMRX Adah M McDermott to Jno McNulty, 3058 Bainbridge av. Mts \$6,000. Jan 23, 1911. 11:2960. 14,500
- Same property. Release dower Kath A wife Leo F McDermott to same. Q C. Jan 23, 1911. 11:2960. nom
- Trinity av, w s, 126 s 160th st, 40x102.1, 5-sty bk tnt. Release mt. Corn Exchange Bank to Seattle Realty Co, 35 Nassau st. Jan 20, 1911. 10:2630. 29,000
- *Theriot av, w s, 120.9 n Westchester av, 50x100. Theriot av, w s, 220.9 n Westchester av, 50x100. PARTITION, May 12, 1910. Jas B Butler referee to Henry Dreyer, 914 Leggett av. Jan 21, 1911. 7:500
- Undercliff av, e s, 271 s stairs leading to Palisade pl, 150x—x150 x167, & being lots 98 to 103 map (No 1069) of Undercliff Terrace, Morris Hgts, vacant. Clinton Holding Co to Irving Const Co, 535 Tremont av. Mt \$11,500 & all liens. Jan 20, 1911. 11:2877. nom
- Undercliff av, e s, 271 s stairs leading to Palisade pl, 150x—x150.3 x167, vacant. Undercliff Realty Co to Clinton Holding Co, 132 Nassau st. Mt \$11,500 & all liens. Nov 10, 1910. Rerecorded from Jan 3, 1911. Jan 21, 1911. 11:2877. O C & 100
- Union av, Nos 778 & 780, e s, 66.2 s Westchester av, 50x117.2x 50.5x123.7, 2-sty fr dwg & str & vacant. Lena J Brand to Boulevard Const Co, 1054 Kelly st. Jan 25, 1911. 10:2676. O C & 100
- *Virginia av | n e cor 8th st, 78x—x75x87.2. Margt Becker widow 8th st | to Barbara Grambow, 1537 3d av. Jan 25, 1911. 10:2676. 100
- *White Plains road, w s, 100.3 n Nereid av, 38.10x137.10x30.5x 135.10. Augusta M de Peyster et al to Edw H Kelly, 2971 Val-entine av. Jan 11, 1911. nom
- Washington av | s e s, at s w s 164th st, 100x200, except part for 164th st | 164th st, vacant. Jonas Weil to Lewis S Davis, 437 Manhattan av. Q C. Release mt, &c. Jan 25, 1911. 9:2368. nom
- Same property. Lewis S Davis to Rockland Realty Co, 509 Willis av. Jan 25, 1911. 9:2368. O C & 100
- Worth av, e s, 15 s Fitch st, runs w 25 to e l of av x s 45 x e 25 to e s of av x n 45 to beginning, vacant. Wm A Cameron to Mary A Cleary, 1721 Webster av. All title. Q C. Dec 29, 1910. Jan 20, 1911. 11:2890. nom
- Webster av, No 2101, w s, 262 n 180th st, 17x100.1x20.11x100, 4-sty bk tnt. Release mt. Kank Realty Co to Charles Bjork-gren, Inc, 2148 Mapes av. Jan 10, 1911. 11:3143. nom

*White Plains road | e s, 130.6 n 239th st, runs e 334.7 & 106.5 & Baychester av | 53 & 99.3 & 26.4 & 99.9 & 159.4 & 170.6 x n | Vernon Parkway | & n e 184.9 & 20.1 & 14.8 & 108.4 & 23.7 & 13.5 & 45.5 & 88.9 & 200.3 to s w s Baychester av x n w & w 923.10 to c l Vernon Parkway x n w 146.5 to a curve x s w 77.3 to tangent point in c l Vernon Parkway x s w 219.2 x n w 125.9 x s 142.3 x s w 133.4 x s w 63.10 x s w 79.2 x s w 91.10 x n w 235.11 to road x s 329.8 to beginning. Baychester av, n s, 727.9 e White Plains road, runs e 800.4 x n e 16.6 x n e 398.5 & 228.8 x n w 138.11 to c l Vernon Parkway x s w 26.6 to a curve x w on curve 81.8 to curve in c l Vernona Parkway, x — 97.9 to tangent point in said c l x n w 174.5 to beginning, except part taken for Baychester av.

Lots 1, 50, 51, 52, 53, 54, 55, 61 to 70, 106 to 117, 154 to 165, 118 to 125, 145 to 149, 126 to 139, 440 to 443, 448, 449, 454 & 453 map (No 1063) South Vernon Park, except part taken for Baychester av.

St Ouen pl, s s, at line bet lots 55 & 56, runs e 100 x s 100 x w 100 x n 100 to beginning, being part lot 56 same map.

White Plains road | e s, 130.6 n 239th st, runs e 166.1 to w s Concord st | cord st x n 57.7 x w 175.10 to beginning. Concord st | e s, 175 n 239th st, runs e 200 to w s Byron st x n Byron st | 110.5 x w 212.3 to Concord st x s 39.5 to beginning. Byron st, e s, 303.1 n 239th st, runs e 96.3 x n 30.9 x w 99.3 to beginning.

Barnes av | w s, 325 n 239th st, runs w 115.3 x n 4.8 x e 117.11 239th st | to av x s 28 to beginning.

Sound Realty Co to Alfred C Bachman, 265 W 121st st. Mt \$65,000. Jan 19. Jan 20, 1911. O C & 100

*Same property. Alfred C Bachman to City Real Estate Co, 176 Bway. Mt \$174,000. Jan 19. Jan 20, 1911. 100

Willis av, No 228, e s, 75 n 137th st, 25x75, 5-sty bk tnt & str. Kath wife Wm C Wembacher to Christian W Wembacher. 947 Grant av. Q C. Jan 20. Jan 21, 1911. 9:2282. nom

Washington av, Nos 1958 to 1962, e s, 28 n 178th st, 81.6x92x81.6 x91.9, three 4-sty bk tnts. Matilda Leuchtenburg to Francis E McKiernan, 325 E 69th st. All liens. Jan 16. Jan 21, 1911. 11:3044. nom

*Walker av (West Farms road), n s, 50 w Lincoln st, 25x100, except part for av. Charlotte E Euler to Annie A Shea, 2461 Walker av. Jan 17. Jan 20, 1911. O C & 100

Woodlawn rd, e s, 78.5 s Hull av, 26.1x119.3x25x111.7, vacant. Ignatz M Rottenberg et al to Wm Widmann, Jr, 3008 Woodlawn rd. Mts \$2,800. Jan 23. Jan 24, 1911. 12:3349. O C & 100

Weeks av, No 1652 (1656), e s, 115 s 173d st, 20x95, 2-sty bk dwg. Gustav Galiano to Jacob Meyers, 30 Boyd st, Newark, N J. Mt \$7,000 & all liens. Jan 20. Jan 23, 1911. 11:2792. 100

*Willow Land road, leading to Pelham, w s, adj land Thos Montgomery, runs s along road 30 to land Sebastian F Myers x w 150 x n 30 x e 150 to beginning; road from Throggs Neck to Pelham Bridge (Willow lane), w s, 30 s land of Loretta Clapp, runs w 150 along land of S F Myers x n 30 to land of Clapp x e 150 to road x s 30 to beginning, Throggs Neck, with all title to land in said lane. Loretta Bauman to Julia Boes, 3055 Eastern Boulevard, Bronx. 1/2 part. All title. Mt \$1,500. Jan 20. Jan 23, 1911. nom

Weeks av | s e cor 173d st, 95x95, vacant. Albert Weidenbusch to 173d st | Mary Weidenbusch his wife, 1066 Forest av. 3/4 parts. Mt \$9,000. Jan 21. Jan 23, 1911. 11:2792. O C & 100

Webster av, Nos 3538 to 3552, e s, 495.4 n Gun Hill road, 144x 74.3, eight 2-sty bk dwgs. Irving Const Co, 535 Tremont av, to Clinton Holding Co, 132 Nassau st. Mt \$5,700. Jan 23, 1911. 12:3360. 100

3d av, Nos 4064 to 4068, e s, 389.8 n 174th st, 75.1x100x75.2x100, three 4-sty bk tnts & str. Herman J Katz to Pinckney Marks. Mts \$53,250 & all liens. Aug 4, 1909. Jan 26, 1911. 11:2930. nom

Plot begins 93.5 n 150th st & 70.3 e Morris av, runs e 25 x n 24.11 x w 25 x s 24.11, vacant. Vincenzo Laporta to Vito A Pittaro, 590 Morris av. Jan 24. Jan 25, 1911. 9:2410. nom

Lot 11743 in sec 114 & 115 map of Woodlawn Cemetery, contains 400 superficial feet. The Woodlawn Cemetery to Geo Haas, 603 Walton av & Jacob Nuffer, 520 E 83d st. Sept 13, 1906. Jan 24, 1911. 12:3361. 700

*N Y, Westchester & Boston Railway, c l, 639.3 from n s Bear Swamp road, contains 3.4747 acres.

Bronx & Pelham Parkway, s s, at c l of N Y, Westchester & Boston Railway, said point being 302.1 w Williamsbridge road, contains 2.7218 acres, being a right of way, &c.

Release covenants & restrictions. Van Nest Land Impt Co with the N Y, Westchester & Boston Railway Co, at Portchester, N Y. Jan 17. Jan 20, 1911. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

January 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Bleecker st, No 330 | stores & cellars. Buxton Estate Co to Gio-Christopher st, No 97 | vanni Mangini & Sons, 136 W Houston st; 5 yrs, from Jan 1, 1911. Jan 23, 1911. 2:619.....1,320

Barclay st, No 39 | begins Park pl, s s, 185.4 e West Bway, 25x Park pl, No 44 | 159.6 to n s Barclay st x 25x159.5, the land. TRUSTEES of Columbia College to Louis H Elleau, at Newark, N J, & August Roche, at East Orange, N J; Mar 10, 1910, 21 yrs, from Mar 1, 1913, with renewal. Jan 20, 1911. 1:125..... taxes, &c, & 5,000

Same property. Consent to assign lease to John T Underwood, 336 Washington av, Bklyn. Same to same. Dec 12, 1910. Jan 20, 1911. 1:125..... O C & 100

Bleecker st, No 280, str & b. Annie C Pell to Auguste Wahl on premises; 3 yrs, from Dec 1, 1910. Jan 24, 1911. 2:587.....900

Duane st, No 187 | n w cor Greenwich st. Assign lease. Otto H Greenwich st | Halderer to John H Rechten. Aug 31, 1907. Jan 23, 1911. 1:142..... nom

Essex st, No 170, e s, 200 s Houston st, 25x100. Assign lease. Ida Schnei to Rosie Street, 230 E 103d st. Jan 4. Jan 23, 1911. 2:355..... O C & 4,000

Elizabeth st, No 240. Reassign lease. John D Haase to Gandolfo Rampolla et al, all at 240 Elizabeth st. All title. Mt \$661.42. Jan 19. Jan 23, 1911. 2:507. nom

Greenwich st, No 554 | n w cor Charlton st, all. John T Fenlon to Charlton st | Frank O'Hara, on premises; 7 10 12 yrs, from July 1, 1910. Jan 21, 1911. 2:598.....1,750

Houston st, No 287 E, 3d floor. Gem Amusement Co to Solomon Kaufman, 13 Av B; 5 yrs, from Feb 1, 1911. Jan 23, 1911. 2:350.....480

Mulberry st, No 25, Reassign lease. Wm Zoll to Nicholas Buonomo, 32 Mulberry st. Jan 13. Jan 23, 1911. 1:161..... nom

Mott st, No 234, all. Salvatore Avitabile to Carmela Vassallo, 283 Bleecker st; 5 yrs, from Feb 1, 1911. Jan 23, 1911. 2:493...3,510

Monroe st, No 16, str. Louis Alterisi to Epifanio Gangi, 19 Monroe st; 3 yrs from May 1, 1911. Jan 24, 1911. 1:253.720

Mulberry st, No 121, str & b. Nicola Mangieri to Carolina Tassone; 5 yrs, from Aug 1, 1910. Jan 26, 1911. 1:206...1,512

Pearl st, Nos 444 & 446, 3d loft. Lovejoy Co to Camelot Press, 444 Pearl st; 4 8-12 yrs, from Sept 1, 1910. Jan 26, 1911. 1:118.....1,500

Pearl st, No 446, front part of str floor, —x18, with use of machine shop at No 444 Pearl st. The Lovejoy Co to Reliance Electric Inspection Co on premises, from Nov 1, 1910 to May 1, 1914. Jan 24, 1911. 1:118.420

Park pl, Nos 14 to 18, 5th loft. Kalils Restaurant, a corpn to Jas De Wolf, 19 Park pl; 10 yrs from May 1, 1911. Jan 24, 1911. 1:123.4,800 & 5,000

St Marks pl, No 98 (8th st), all. Jacob Weinstein to Sollie Cohen; 3 yrs, from Feb 1, 1910. Jan 21, 1911. 2:435.....3,403

Same property. Assign lease. Sollie Cohen to Nathan Mandelstein, 98 St Marks pl. Jan 18, 1911. Jan 21, 1911. 2:435...417

Stanton st, No 58 | n w cor Eldridge st. Subordination of lease Eldridge st, No 225 | to mt for \$22,000. Dora Garfinkel (owner), 67 W 113th st, & Wolff Wallach, 58 Stanton st, with Lawyers Title Ins & Trust Co, 160 Bway. Jan 20. Jan 26, 1911. 2:422. nom

Willett st, No 49, all. Robt Kommel & ano to Jos Welzer, 240 Rivington st; 3 yrs from Feb 1, 1911. Jan 24, 1911. 2:338...4,000

4th st, No 193 W. Assign lease. Jos Hering to Herman Spielvogel, 26 Trinity pl. Dec 15, 1910. Jan 20, 1911. 2:592.... nom

Same property. Assign lease. Herman Spielvogel to Carl A Greenwald, 1286 Hancock st, Bklyn. Jan 18. Jan 20, 1911. 2:592. nom

5th st, No 509 E. Assign lease. Josef Koller to Joseph Letzer, on premises. Jan 17. Jan 23, 1911. 2:401..... nom

7th st, No 154 E, str with two rooms & front & rear basement. Barbara Hildebrandt to Meyer Manheimer, on premises; 5 yrs, from Jan 1, 1911 (5 yrs renewal). Jan 25, 1911. 2:402....300

10th st, No 150 W, str & b. Agreement as to extension of lease for 3 years, from May 1, 1911. Frank Wiener with Michl Woods, 148 W 13th st, & James Curtin, 151 W 10th st. Nov 30. Jan 20, 1911. 2:610..... nom

14th st, No 349 E, store floor & part cellar. Christian J Uhl & ano to Nicholas J Thiriet, 349 E 14th st; 5 3-12 yrs, from Feb 1, 1911. Jan 26, 1911. 3:921... 960

17th st, Nos 227 & 229 W, 6th loft. 227 West 17th Co to August Bliquez, 241 W 14th st; 4 9-12 yrs, from May 1, 1911. Jan 23, 1911. 3:767.....2,000

18th st, Nos 18 to 22 W | 10th or top loft. Surrender & merger of 17th st, Nos 23 to 27 W | lease, &c, recorded Dec 27, 1907. Bonwit Bros et al, all at 18 W 18th st, to Susquehanna Silk Mills Co. Jan 20, 1911. Jan 23, 1911. 3:819..... nom

Same property, 10th or top loft. J C Lyons Bldg & Operating Co to Bonwit Bros; Mar 17, 1906, 5 yrs, from Feb 1, 1908. Recorded from Dec 27, 1907. Jan 23, 1911. 3:819... 8,000 & 8,500

19th st, Nos 40 & 42 E, str & b. Ewald Mommer to F Albert Thomas, 26 E 20th st; 11 yrs, from Feb 1, 1911. Jan 20, 1911. 3:847.....4,800 & 5,400

22d st, Nos 327 & 329 W. Surrender lease. Sarah A Rockefeller to Randall P & Wm H Barron, 329 W 22d st, EXRS Jas B Barron. Jan 25, 1911. 3:746..... nom

23d st, No 131 W, str. Geo W Connell to John A Weser, 861 West End av; 4 yrs, from Jan 1, 1911. Jan 25, 1911. 3:799.2,200 & 2,400

24th st, No 203 W. Assign lease. Henry C Quick & ano to Wm H Werfelman, 277 E 198th st. All title. Jan 23, 1911. 3:905. nom

33d st, No 42 W, all. Mary J Odell trustee to Geo E Koehler, 1479 Av A; 3 yrs, from May 1, 1911. Jan 26, 1911. 3:834.....3,000

46th st, No 340 E, str, part cellar & 6 rooms above str. Jas M Cannon COMMITTEE of Jno Cannon to Geo Hieronymus, 340 E 46th st; 3 yrs from Jan 1, 1911. Jan 24, 1911. 5:1338.....756 & 816

47th st, No 7, n s, 175 e 5th av, 25x100.5, all. Madeleine I Dinsmore et al to Max Littwitz, 175 W 72d st & ano; 21 yrs, from May 1, 1911. Jan 25, 1911. 5:1283..... taxes, &c, & 11,500

50th st, No 34, s s, 461 w 5th av, 20x100.5, the land. TRUSTEES of Columbia College to Wm W Van Valzah, 34 W 50th st; 21 yrs, from Nov 1, 1910, with renewal. Jan 24, 1911. 5:1265..... taxes &c & 1,943

50th st, No 14, s s, 245 w 5th av, 22x100.5, the land. TRUSTEES Columbia College to Wm P Thompson, 14 W 50th st; 21 yrs, from Apr 1, 1910, with renewal. Jan 23, 1911. 5:1265.....2,503

52d st, No 43 W, all. Saml G Gant to Marie A Clark; 5 yrs, from Feb 15, 1910. Jan 23, 1911. 5:1268..... 3,250

57th st | n s, 250 w 11th av, runs w 100 x n 100.5

58th st, Nos 618 & 620 | x e 50 x n 100.5 to s s 58th st x e 50 x s 100.5 x e 100 x s 70.8 x w 100 x s 41.9 to beginning, the land. Chas E Appleby to Robt Theftord, 48 Hamilton pl, N Y, & Jas Theftord, 254 W 85th st, & ano; 20 yrs, from May 1, 1911. Jan 23, 1911. 4:1105. Taxes, &c, & 1st 10 yrs \$2,700, & thereafter4,050

99th st, Nos 62 & 64 E. Surrender lease. Reuben Dworcen to Saml Lotkin. All title. June 29, 1909. Jan 24, 1911. 6:1604. nom

125th st, Nos 151 & 153 W. West str & cellar. Sigmund Wechsler to Wm Koontz, 213 W 131st st; 5 yrs from Apr 1, 1911. Jan 24, 1911. 7:1910.4,000 & 4,250

125th st, Nos 8 to 12 W. Assign lease. Roland D Offroy to United 5 & 10 Cent Stores, a corpn. Dec 10, 1910. Jan 23, 1911. 6:1722.....1,000

131st st, No 603, n s, 100 w Bway, 20x30, fr bldg. Adam S Sands to Jeremiah Healy; 6 yrs, from July 1, 1909. Jan 25, 1911. 7:1998.....300 & 360

Av A | n w cor 6th st, 22.10x100, the land. Chas A Bristed to Salo 6th st | J Stroheim, 240 W 102d st, & ano; 20 yrs, from May 1, 1911, with option of renewal. Jan 21, 1911. 2:434..... taxes, &c, & 1,500

Av B, Nos 45 to 51, all. Anna M Aeby et al, 930 West End av, to Saml Kamlet, 54 St Marks pl, & ano; 21 yrs, from Feb 1, 1911. Jan 26, 1911. 2:386... taxes, &c, and 5,500

Av C, No 32, cor st. Saml Weinbruth to Morris & Max Ekelman, on premises; 2 4-12 yrs & 11 days, from Dec 20, 1910. Jan 20, 1911. 2:372..... 540

Av C] s e cor 9th st, all of bk int. Saml I Gordon to Jacob Yud-9th st] kowitz or Udkewitz, 700 E 9th st; 3 yrs, from Apr 1, 1910. Jan 26, 1911. 2:378..... 7,500

Amsterdam av, No 1802, str & b. Leslie A Ware & ano to Albt Oetjen, 500 W 145th st, & ano; 7 yrs, from Feb 1, 1911. Jan 26, 1911. 7:2081..... 2,400

Amsterdam av, No 151. Surrender lease. Nicholas S Timbrook to Wilhelmina Multer, 742 Jackson av, West New York, N J. Jan 14, 1911. 4:1138..... nom

Broadway, e s, 75 n 157th st, str & b. Gross & Herbener to Wm Fajen; 10 yrs, from May 1, 1910. Jan 25, 1911. 8:2116..... 2,200 to 3,000

Broadway, No 3403, w s, 22 n 138th st, 17x28, str & part b. Chas B Morgan to Alex S Better, 882 Longwood av; 5 yrs, from Jan 1, 1912 (5 yrs renewal). Jan 25, 1911. 7:2087..... 1,300

Broadway] n e cor 95th st, 6th str from cor & b. Real Const Co 95th st | to Michl Olnick, 94 East Bway; Jan 19, 1911, 4 7-12 yrs, from completion of bldg. Jan 20, 1911. 4:1243..... 3,000

Broadway] n e cor 95th st, str, &c. Surrender lease. Michl Ol-95th st | nick, 94 East Bway, to Real Const Co. Jan 19, 1911. 4:1243..... nom

Broadway, Nos 880 & 886 | begins Bway, s e cor 19th st, runs s 19th st | 128.7 x e 87.6 x e 20 x s 92 to 18th 18th st | st x e 47.7 x n 92 x w 11 x n 92 to 19th st x w 187 to beginning, all. W & J Sloane, a corpn, to Wm Meyer & Fredk Mack firm Wm Meyer & Co, 483 Bway; from Aug 31, 1912, to Apr 30, 1923. Jan 20, 1911. 3:847..... 100,000

Lexington av, No 1626 & 1628 | two 6-sty bldgs. C N & S A Constn 102d st, No 131 E | Co to Morris Gouze, 301 W 152d st; 3 yrs from Jan 1, 1911, 2 yrs renewal. Jan 24, 1911. 6:1630..... 10,100

Same property. Agreement as to representations & conditions in above lease & reduction of rent of \$18 monthly. Same with same. Jan 5. Jan 24, 1911. 6:1630..... nom

Park row, No 188, str. Louis Silverstone to Saml Spiro, 128 W 117th st; 3 3-12 yrs, from Feb 1, 1911. Jan 20, 1911. 1:161..... 2,100

Park row, No 209, 22x103, 4-sty bldg. James st, No 7, 2 rooms. Sarah Jacobs to Rosie Gordon, 253 Grand st; 10 yrs, from May 1, 1911, for bldg as above \$4,000, & the 2 rooms \$126. Jan 20, 1911. 1:117..... total, 4,126

1st av, No 55. Certificate as to ownership of lease. Adam A Schopp to whom it may concern. Jan 23, 1911. 2:445.....

2d av, No 16. Assign lease. Morris Jacobowitz to Harry Ruch, 64 1st st. Jan 17, 1911. 2:442..... nom

2d av, No 1846, north str, 3 adj rooms & cellar. Anton Antosch to R Herold, on premises; 3 yrs, from May 1, 1910. Jan 20, 1911. 5:1558..... 600

2d av, Nos 2275 & 2277 | s w cor 117th st, str & b. Benedetto Bong-117th st | iovanni to Francesco Sarro; 5 yrs, from May 1, 1910. Jan 20, 1911. 6:1666..... 900 & 1,200

2d av, No 355, all. Geo C Reisenweber to Patk J McGinty on premises; 4 10-12 yrs from July 1, 1910. Jan 24, 1911. 3:901..... 1,800

3d av, No 452, all. Leopold Leysersohn to Adam Metz, 647 10th av; 5 yrs, from Jan 16, 1911, with 5 yrs renewal. Jan 23, 1911. 3:887..... 1,700 & 1,800

3d av, No 1791, north str. Martin C Wright to Chas M Stein, 124 E 103d st; 4 7-12 yrs, from Oct 1, 1910. Jan 23, 1911. 6:1649..... 480

3d av, No 1620, str, &c. Estate Robt G Gregg (Edward A Acker trustee) to Otto Frohwein, 1379 Lex av; 5 yrs, from May 1, 1911. Jan 23, 1911. 5:1519..... 1,800

4th av, No 238, 3d floor. Albert Blum to Henry F Eifert; 3 yrs, from May 1, 1910. Jan 25, 1911. 3:848..... 436

5th av, No 313, e s, 28.9 s 32d st, 28x150, all, with rights to 18-ft alley on 32d st. Aaron A Fishel to Mason & Hamlin Co, 492 Boylston st, Boston, Mass; 2 yrs, from Jan 15, 1911. Jan 20, 1911. 3:861..... taxes, &c, & 12,500

6th av, No 685, 3 upper floors. Costas Stamoulis to Themistocles Sarandethes, 685 6th av; 2 5-12 yrs, from Dec 1, 1910. Jan 26, 1911. 3:815..... 1,920 to 2,280

6th av, No 637. Assign lease. Wm McDonald to Patk J Donohue, 307 W 47th st. Jan 21, 1911. 3:813..... nom

7th av, No 1970, south str floor & b. Simon Kahn to Meyer Reader; 4 1/2 yrs, from Sept 1, 1909. Jan 21, 1911. 7:1924..... 840

8th av, No 781, str. Ellen Leonard admrx Terence Leonard to Andrew Moresco et al, all at 781 8th av; 5 yrs, from Jan 1, 1911. Jan 26, 1911. 4:1038..... 2,200 & 2,400

10th av, No 621, all. Abr C Fiske & ano to Valentine Hattermer, on premises; 5 yrs, from May 1, 1906. Jan 21, 1911. 4:1073..... 1,600

Same property, all. Same to same; 5 yrs, from May 1, 1911. Jan 21, 1911. 4:1073..... 1,680

10th av, No 623, cellar. Abr C Fiske & ano to Valentine Hattermer, 621 10th av; 5 yrs, from May 1, 1906. Jan 21, 1911. 4:1073..... 180

Same property. Same to same; 5 yrs, from May 1, 1911. Jan 21, 1911. 4:1073..... 200

12th av, w s, bet 131st & 132d sts, 12.6x100, of ground floor on n s of bldg, also 25x100 on s s of bldg. Chas B Morris & Co to N Y Independent Meat Co, 351 Produce Exchange; 6 3-12 yrs, from Dec 1, 1910, with 10 yrs renewal. Jan 20, 1911. 7:2004..... 1,200

Indefinite lease in blk bounded by Av A, 22d st, 23d st & 1st av, original lease not recorded, with machinery, &c. Assign lease. John F Hanley to Mary Hanley at Phoebus, Virginia. Sept 15, 1910. Jan 20, 1911. 3:954..... nom

Assign lease. John F Hanley to Mary Hanley, of Phoebus, Virginia. Sept 15, 1910. Jan 20, 1911. 3:954..... nom

BOROUGH OF THE BRONX.

187th st n e cor Hoffman st, 25x119, all. Kate Walsh to An-Hoffman st] drea Cibussi, 404 Hoffman st; 5 yrs from Nov 1, 1910. Jan 24, 1911. 11:3066..... 300

Arthur av, No 2294. Reassign lease. Arthur G Freeland to Margt Klingenschmitt, 110 E 118th st. All title. Jan 19, 1911. 11:3071..... nom

Courtlandt av, No 732, str, &c. John Frees to John Buehler, 732 Courtlandt av, 3 4-12 yrs, from Jan 1, 1911. Jan 25, 1911. 9:2402..... 1,080

Findlay av, No 1101, str, &c. Speedway Const Co to Jos Landes, 11 1st av; from Jan 16, 1911, to Dec 1, 1915. Jan 20, 1911. 9:2432..... 480 & 600

*Morris Park av, s s, 62 w Unionport rd, being lot 459 map Van Nest Park, assign lease. Harry Adams to Leo Levitan, 3830 White Plains av. Jan 21. Jan 24, 1911. nom

Southern Boulevard, No 1121] n w cor 167th st, assign lease. Con-167th st | stantin Frank to Hugo Kaurup, 1634 Ams av. Mt \$3,500. Jan 18. Jan 24, 1911. 10:2728..... nom

Westchester av] s s, 52 n e Fox st, 22.6x99x23x99, all, also irreg Fox st | plot adj at s w cor & side, also strip 5 ft wide running to Fox st. Henry Acker to Minnie M Cohen, 791 Dawson st et al; 10 yrs, from Jan 1, 1911. Jan 20, 1911. 10:2724..... 2,500 to 3,100

Westchester av, No 804, str. Richard A Farrelly to D Sussler, 811 Tinton av, & A Blum, 672 Wales av; 3 yrs, from Dec 1, 1910. Jan 20, 1911. 10:2676..... 900 to 948

3d av, Nos 3811 to 3817, w 1/2 of ground floor. Ferdinand Hecht to Herman Dworkowitz, 22 Lenox av; 3 yrs, from Feb 1, 1911. Jan 23, 1911. 11:2912..... 1,800

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgages against Bronx property will be found altogether at the foot of this list.

BOROUGH OF MANHATTAN.

January 20, 21, 23, 24, 25 and 26.

Antosch, Anton to LAWYERS TITLE INS & TRUST CO. Mad av, No 1591, e s, 25.11 n 107th st, 25x100. Jan 24, 1911, 5 yrs, 5%. 6:1613. 20,000

Ahern, Michl J, of Bklyn, N Y, to Geo W Collord, 260 W 73d st. South st, No 20, n s, abt 70 w Coenties slip, 28.6x125.5x28x123.11, w s. Prior mt \$—-. Jan 13, 1 yr, 5%. Jan 25, 1911. 1:5. 2,000

Anderson, Chas M, of Bklyn, N Y, with Egbert G March, 140 W 78th st, & Henry N Tiff, 309 W 76th st, trustee Peter S March & Friederike Pape of New Canaan, Conn. 116th st, No 64, s s, 100 e Lenox av, 25x84.7x26.3x92.9. Extension of \$30,000 mort until Dec 1, 1913, at 5%. Jan 11. Jan 25, 1911. 6:1599. nom

Blount, David T, 1078 Dean st, Bklyn, N Y, to Kath F Reynard, 342 W 86th st, No 563, n s, 50 e 11th av, 16.8x75.5; 11th av, No 844, e s, abt 80 n 57th st, 25x66.8. Jan 19, 3 yrs, 5 1/2%. Jan 26, 1911. 4:1086. 15,000

Brisbane, Arthur, of Hempstead, L I, to EQUITABLE LIFE ASSUR SOC of the U S, 120 Bway. 46th st, No 13, n s, 207.2 w 5th av, 21.5x100.5. P. M. Prior mt \$40,000. Jan 23, 2 yrs, 5%. Jan 26, 1911. 5:1262. 16,000

Brisbane, Arthur, of Hempstead, L I, to Alfonso de Navarro, 15 E 48th st. 46th st, No 13, n s, 207.2 w 5th av, 21.5x100.5. P. M. Prior mt \$56,000. Jan 23, 2 yrs, 6%. Jan 26, 1911. 5:1262. 14,000

Borck, Max, 1324 Mad av, to Milton M Blumenthal, 30 W 127th st. 10th st, No 417, n s, 258 e Av C, 25x94.10. Prior mt \$24,000. Jan 16, due, &c, as per bond. Jan 26, 1911. 2:380. 6,000

Brown, Rachel J with Clergymen's Retiring Fund Society of the Protestant Episcopal Church in U S. 99th st, No 230 E. Extension of \$31,000 mt until Jan 2, 1914, at % as per bond. Jan 19, 1911. Jan 26, 1911. 6:1648. nom

Brown, Rachel J with Clergymen's Retiring Fund Society of the Protestant Episcopal Church in U S. 99th st, No 234 E. Extension of \$31,000 mt until Jan 2, 1914, at % as per bond. Jan 19, 1911. Jan 26, 1911. 6:1648. nom

Bernstein, Benj, 584 7th av, with Chas E Heymann, 34 W 71st st. 138th st, No 614, s s, 202 w Bway, 16x99.11. Agreement as to share ownership in bond and mt. Jan 26, 1911. 7:2086. —

Baierlein, Irene C to Emilie Koch, 1167 Washington av, 3d st, No 111, n s, 449.8 w Av A, 24.10x96.2. Prior mt \$10,000. Jan 26, 1911, 2 yrs. 6%. 2:431. 2,000

Bader, Henry to Henry F Lippold, 108 E 92d st. 90th st, No 330, s s, 175 w 1st av, 25x100.8. Jan 16, 3 yrs, 5 1/2%. Jan 20, 1911. 5:1552. 2,000

Baird, Jas to Louise Gottschalk, 178 W 81st st. 2d av, No 1082, s e cor 57th st, No 300, 20x50. Jan 16, 3 yrs, 5%. Jan 21, 1911. 5:1349. 6,000

Beyer, Geo H Jr & Eliz M White, Mary B Allstrom & Louise Throckmorton with Mary D Young. 6th av, No 159, w s, 83.3 n 11th st, 20x77.6x17.6x irreg. Extens \$10,000 mt until Jan 20, 1914, at 5 1/2%. Jan 20, 1911. 2:607. nom

Bernstein, Lena, 102 W 119th st to Alex Rosenberg, 90 Lenox av. 2d av, Nos 750 to 754, e s, 24.8 n 40th st, 49.4x100. Jan 19, due July 19, 1912, 6%. Jan 20, 1911. 5:1333. 8,000

Buek (Chas) Const Co with Chas Brendon Co, 500 5th av. 73d st, No 125 E. Agreement as to release of above, also as to extension of mt for \$5,000 to Oct 7, 1911, at 6%. Jan 21. Jan 23, 1911. 5:1408. nom

Berry (John B) Co to Geo Stark, at White Plains, N Y, et al. Wadsworth av, No 81, n e cor 177th st, 89.10x100. Prior mt \$160,000. Jan 20, 2 yrs, 6%. Jan 23, 1911. 8:2144. 27,000

Same to same. Same property. Certificate as to above mt. Jan 20. Jan 23, 1911. 8:2144. —

Same to Helen M O'Brien, 1 W 85th st. Same property. Prior mt \$140,000. Jan 19, 2 yrs, 6%. Jan 23, 1911. 8:2144. 20,000

Same to same. Same property. Certificate as to above mt. Jan 19. Jan 23, 1911. 8:2144. —

Beaumont, Jessie F with Moritz Weisberger. 103d st, No 310 E. Extension of mt for \$34,000 to Nov 3, 1914 at 5 1/2%. Dec 16, 1910. Jan 24, 1911. 6:1674. nom

Butler, Sarah L & Eliza, 116 W 88th st to TITLE GUARANTEE & TRUST CO. Mad av, No 67, e s, abt 50 n 27th st, 24.8x100. Jan 23, due &c as per bond. Jan 24, 1911. 3:857. 45,000

Boxsius, Rebecca, 133 W 140th st, to Selig Rosenbaum, 48 W 85th st. 4th av, No 424, n w cor 29th st, No 53, 23x50. Jan 25, 1911, 3 yrs, 5%. 3:859. 8,000

Cantiaque Development Co to Max Borck, 1324 Madison av. 140th st, No 66, s s, 110 e Lenox av, 40x100, given as collateral security for assignment of rents. Jan 20, due as per bond. Jan 21, 1911. 6:1737. 1,000

Same with same. Same property. Subordination agt. Jan 20. Jan 21, 1911. 6:1737. nom

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City of N Y to Anna E Haas, 19 W 130th st, transfer of tax lien for yrs 1890 & 1907. Assessed to W A King, covering lot 73, on Greenwich st, s w cor Spring st. June 17, 1909, 3 yrs, 7 1/4%. Re-recorded from Apr 11, 1910. Jan 21, 1911. 2:595. 563.84

Cockran, W Bourke to SEAMENS BANK FOR SAVINGS, 76 Wall st. Waverly pl, Nos 3 & 5, n s, 100.2 w Bway, 49.9x108. Jan 23, 1911, 5 yrs, 4 1/2%. 2:548. 100,000

Cohn, Rachel to TITLE GUARANTEE & TRUST CO, 83d st, No 223, n s, 305 e 3d av, 25.5x102.2. Jan 23, 1911, due, &c, as per bond. 5:1529. 9,500

Corey, Edw B of Far Rockaway, N Y to Gladys R Martin at Great Neck, N Y. 70th st, No 62, s s, 88.10 e Col av, 18x100.5. Jan 23, 5 yrs, 5%. Jan 24, 1911. 4:1122. 20,000

Crowly, Mary, 50 Ridge st, Orange, N J with Edw H Michel, 150 Wallace av, Mt Vernon, N Y et al exrs &c Edw Michel. 117th st, Nos 223 to 229 E. Extension of mt for \$24,000 to Jan 15, 1914 at 5%. Jan 11, 1911. 6:1667. nom

Crystal (B) & Son a corpn to IRVING SAVINGS INSTN, 115 Chambers st. Claremont av, w s, 225 s 119th st, 56.8x100. Jan 24, 1911, due &c as per bond. 7:1990. 190,000

Same to same. Same property. Certificate as to above mt. Jan 24, 1911. 7:1990. —

Crystal (B) & Son a corpn to State Realty & Mort Co, 11 Pine st. Riverside drive, e s, 225 s 119th st, 113.4x100. Dec 27, 1 yr, 6%. Jan 24, 1911. 7:1990. 200,000

Same to same. Same property. Certificate as to above mt. Dec 27, Jan 24, 1911. 7:1990. —

Same to same. Same property. P M. Prior mt \$200,000. Dec 27, 1 yr, 6%. Jan 24, 1911. 7:1990. 75,300

Crystal (B) & Son, a corpn to State Realty & Mort Co, 11 Pine st. Riverside Drive, e s, 309 N 116th st, 78.1x100; Claremont av, w s, 225 s 119th st, 113.4x100. P M. Prior mt \$190,000. Jan 24, 1911, 1 yr, 6%. 7:1990. 25,000

Same to same. Same property. Certificate as to above mt. Jan 24, 1911. 7:1990. —

Curry, Philip J, 428 Convent av, to N Y LIFE INS & TRUST CO, 52 Wall st, 9th av, Nos 153 & 155, n w cor 19th st, No 403, runs n 52.6 x w 58 x n 8.11 x w 21 x s 61.6 to st, x e 79 to beg. Jan 23, 5 yrs, 5%. Jan 24, 1911. 3:717. 40,000

Cook, Mary G & Eliz C Marston with Jennie I Ryan, 126 E 95th st. King st, No 23. Extension of \$18,000 mt until Jan 24, 1916, at 5%. Jan 24, 1911. 2:520. nom

Cohen, Meyer with Louis S Brush, Pauline Myers & Leah S King, 76th st, No 344 E. Extension of \$11,000 mt until Mar 5, 1915, at 5%. Feb 18, 1910. Jan 25, 1911. 5:1450. nom

Corday, Jacob to STATE BANK, 278 Grand st. 2d av, No 1265, w s, 41.11 n 66th st, 39x100. Prior mt \$—. Jan 24, demand, 6%. Jan 25, 1911. 5:1421. 10,000

Curtis, Isabel D with Mollie Harris. Suffolk st, No 135, w s, 150 s Stanton st, 25x100. Extension of \$24,000 mt until Dec 1, 1912, at 5%. Mar 7, 1911. 2:354. nom

Cromwell, Wm N to whom it may concern. 130th st, Nos 617 to 621, n s, 275 w Bway, 75x99.11. Certificate as to payment of \$9,750, on account of mt. Jan 17, 1911. Jan 25, 1911. 7:1997. —

Cassidy, Mary L with Martha A Viele, Chas F Brown et al trustees Almira J Brown. Prospect pl, No 46. Extension of mt for \$5,000 to Jan 3, 1914, at 5%. Jan 3, 1911. 5:1335. nom

Carrol-Summit Realty Co to Charlotte T Finch. Certificate as to mt for \$1,500 on property in Bklyn. Jan 17, 1911. Jan 26, 1911. —

de Schnehen, Felicitas of Austria, with Louis or Luis Weisman. 68 W 113th st, & Mechel Landesbaum, 234 W 111th st. 9th st, No 315 E. Extension of \$25,000 mt until Mar 13, 1916, at 5%. Dec 14, 1910. Jan 26, 1911. 2:451. nom

Durham Coal & Iron Co to CENTRAL TRUST CO of N Y as trustee. Certificate as to mt for \$5,000,000. Jan 26, 1911. —

Deery, Mary E wife Ellsworth F to EQUITABLE LIFE ASSUR SOC of the U S. 123d st, No 107, n s, 164.10 w Lenox av, 20.1x 100.11. Prior mt \$6,000. Jan 23, 1911, 2 yrs, 5%. 7:1908. 7,000

de Kraft, Bertha, 148 W 70th st to Dominic L O'Reilly, 371 E 141st st. 70th st, No 148, s s, 433 w Col av, 17x100.5. Jan 23, due &c as per bond. Jan 24, 1911. 4:1141. 3,500

Douglas, James, Yonkers av & 237th st, with Louise F Mahoney, 76 W 68th st. 96th st, n s, 300 w West End av, 100x100.11. Extension of 2 mts for \$5,500 each until Feb 1, 1913, at 6%. Jan 18, 1911. 7:1887. nom

Denner, Leonhard, 778 9th av, with Jessie F Beaumont, at London, Eng. 103d st, No 310, s s, 175 e 2d av, 37.6x100.11. Agt as to share ownership in bond & mt. Dec 16, 1910. Jan 24, 1911. 6:1674. —

Ericson Realty Co with STANDARD TRUST CO, St Nich av, No 51, w s, 86.9 s 113th st, 31.8x124.2x27x107.7. Extension of \$33,000 mt until June 5, 1913, at % as per bond. June 1, 1911. 7:1822. nom

Elias (Hy) Brewing Co, 403 E 54th st to Edw Schwyer, 314 E 57th st et al exrs &c Henry Elias. 1st av, Nos 984 to 990, n e cor 54th st, Nos 401 & 403, 100.5x94. Feb 13, 1893, due Feb 13, 1897, 5%. Jan 24, 1911. 5:1366. 50,000

Elias (Hy) Brewing Co, 403 E 54th st to Edw Schwyer, 314 E 57th st et al exrs &c Henry Elias. 54th st, Nos 405 to 413, n s, 94 E 1st av, runs e 150 x w 100.5 x w 50 x n 100.5 to s s 55th st, Nos 402 to 410, x w 100 x s 200.10 to beg. Feb 1, 1895, due Feb 1, 1900, 4 1/2%. Jan 24, 1911. 5:1366. 50,000

Emerson, W K Bond exr, &c, Lucy B Robinson, with Golde & Cohen, 198 Bway. Park av, Nos 1332 & 1334, w s, 25.11 s 101st st, 50x100. Extension of mt for \$35,000 to Jan 17, 1914, at 5%. Jan 17, 1911. 6:1606. nom

Evangelical Lutheran Church of the Advent with BANK FOR SAVINGS, 280 4th av. Bway, No 2500, n e cor 93d st, 55x100. Extension of mt for \$64,000 to Jan 17, 1913, at 4 1/2%. Jan 19, 1911. 4:1241. nom

Farese, Thos to Henry DeF Weekes at Oyster Bay, N Y. Mulberry st, No 240, e s, 158.4 s Prince st, 25.4x98.9x25.7x98.10. Prior mt \$20,000. Jan 4, 1911, 3 yrs, 6%. 2:494. 5,000

Frank, David, 97 6th av, with Roman Ketterer, 475 3d av. 3d av, No 475. Extens \$12,000 mt until Jan 20, 1916, at 4 1/2%. Jan 20, 1911. 3:913. nom

Feldman, Jos to American Mortgage Co, 31 Nassau st. 1st av, No 1751, w s, 25.8 s 91st st, 25x100. Jan 21, 1911, 5 yrs, 5%. 5:1553. 15,500

Faulkner, Nannie J to STANDARD TRUST CO, 25 Broad st. 37th st, No 162, s s, 80 w 3d av, 20x69.3. Nov 10, 1910, 3 yrs, 5 1/2%. Jan 23, 1911. 3:892. 20,000

Greenberg, Pauline, 207 E 61st st, with EMIGRANT INDUSTRIAL SAVINGS BANK, 74th st, No 402 E. Subordination agt. Jan 18, Jan 20, 1911. 5:1468. nom

Garofalo, Frank to Harris Mandelbaum, 12 W 87th st & ano. 116th st, Nos 428 to 434, s s, 262.9 w Pleasant av. Two lots, each 35.5x100.11. 2 P M mts, each \$3,500. 2 prior mts \$33,000 each. Jan 19, due Jan 20, 1915 6%. Jan 20, 1911. 6:1709. 7,000

Goldstein, Barnett to Ray H Winsten, 304 West End av, et al. 5th av, No 1412, w s, 80.11 s 116th st, 20x100. Jan 25, 5 yrs, 5%. Jan 26, 1911. 6:1599. 23,000

Same and STATE BANK with same. Same property. Subordination agreement. Jan 19, Jan 26, 1911. 6:1599. nom

Garfinkel, Dora, 67 W 113th st. Jos Weissman, 77 Park st, New Haven, Conn, and Isaac Kaufman, 107 Sherman av, New Haven, Conn, & Morris Garfinkel, 67 W 113th st, with LAWYERS TITLE INS & TRUST CO. Stanton st, No 58, n w cor Eldridge st, No 225. Subordination agreement. Jan 18, Jan 26, 1911. 2:422. nom

Gibert, Frederic E at Biarritz, France, to Leo Hecht, 328 W 96th st. 14th st, No 46, s s, 125 e University pl, runs s 206.6 to n s 13th st, No 47, x e 32.11 x n 100 x w 0.6 x n 106.6 to 14th st, x w 32.5 to beg. 1-3 part. Prior mt \$37,500, on this & other property. Jan 28, 1 yr, 6%. Jan 26, 1911. 2:565. 12,000

Gluck, Louis, 272 E 10th st to Louis Celler, 61 W 94th st, 7th st, No 281, n s, 77 w Av D, 24x73; 7th st, No 279, n s, 101 w Av D, 14x73. P M. Prior mt \$27,000. Jan 19, 3 yrs, 6%. Jan 21, 1911. 2:377. 5,000

Gaussa, Genevieve & Andrea Barbieri to EMIGRANT INDUSTRIAL SAVINGS BANK. Mott st, No 11, w s, 137 n Worth st, runs w 97.3 x n 34.8 x e 14.2 x s 2.2 x e 80.1 to Mott st x s 25.4 to beginning. Jan 23, 1911, 5 yrs, 5%. 1:161. 20,000

Goldgraben, Joseph to Lion Brewery, at Col av & 108th st. Col av, No 786. Saloon lease. Jan 19, demand, 6%. Jan 23, 1911. 7:1853. 1,409

Gruen, Fanny to LAWYERS TITLE INS & TRUST CO, St Nich av, e s, 49.11 n 184th st, 50x100. Jan 23, 1911, 5 yrs, 5%. 8:2157. 50,000

Gorgers, Bernadina to Myron Straus, 600 W 183d st. 44th st, No 557, n s, 140 e 11th av, 25x100.4. Jan 23, 6 months, 6%. Jan 24, 1911. 4:1073. 700

Garfinkel, Dora to LAWYERS TITLE INS & TRUST CO. Stanton st, No 58, n w cor Eldridge st, No 225, 18.2x60, strip begins 36 n Stanton st & 18.2 w Eldridge st, runs n 23.11 x w 0.8 x s 23.11 x e 0.8 to beg. Jan 18, 5 yrs, 5%. Jan 25, 1911. 2:422. 22,000

Godward, Geo W to TITLE GUARANTEE & TRUST CO. 128th st, No 252, s s, 400 w 7th av, 25x99.11. Jan 24, due, &c, as per bond. Jan 25, 1911. 7:1933. 17,000

Hermitage Co, 30 Broad st, & Anna S Stemme, 41 W 88th st. Henry Stemme, 45 W 96th st, Fredk Steil, 69 W 131st st, exrs John Stemme, with American Mortgage Co, 31 Nassau st. 99th st, Nos 62 & 64 E. Subordination agt. Jan 24, Jan 25, 1911. 6:1604. nom

Hulnick, Rosie & Rachel Cohen to Saml Weil, 222 Lenox av, et al exrs Emily Schulhofer. 76th st, No 338 & 340, s s, 200 e 2d av, 2 lots, each 25x102.2; 2 P M mts, each \$5,000; 2 prior mts, \$5,000 each. Jan 23, installs, 5 1/2%. Jan 24, 1911. 5:1450. 10,000

Hermitage Co to AMERICAN MORT CO, 31 Nassau st. 99th st, Nos 62 & 64. s s, 225 e Mad av, 37.6x100.11. Jan 24, 1911, 5 yrs, 5%. 6:1604. 33,000

Same to same. Same property. Certificate as to above mt. Jan 20, Jan 24, 1911. 6:1604. —

Heuer, Henry O to Konrad Vonhof, 70 Woodland av, Woodhaven, N Y. Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100. P M. Prior mt \$23,000. Jan 23, 1911, due Oct 1, 1912, 6%. 8:2121. 8,000

HARLEM SAVINGS BANK, 124 E 125th st, with Hensle Constn Co, 3210 Broadway. Lawrence st, No 136, s s, 195.4 w Old Bway, runs w 36.2 to s s 129th st, x w 14.8 x s 30.3 to e s Bway, No 3210, x s 69 x e 18 x n 99.6 to beg. Extension of \$57,500 mt until June 15, 1914, at 5%. Jan 19, 1911. 7:1982. nom

Isaacs, Jacob L & Isidor R to Gene Bruder, 78 W 114th st. 14th st, No 534, s s, 170 w Av B, 25x103.3. Prior mt \$20,000. Jan 18, installs, 6%. Jan 20, 1911. 2:407. 4,625

Johnston, Margt T, 253 E 61st st to Johanna Kroder, 504 E 58th st. 32d st, No 338, s s, 206 w 1st av, 18x98.9. P M. Jan 17, 3 yrs, 5%. Jan 21, 1911. 3:937. 7,000

Kudlich, Herman F with Camilla Rosenbaum, 51 E 73d st. 21st st, No 151 W. Extens \$15,000 mt until Oct 4, 1913, at 5%. Oct 4, 1910. Jan 20, 1911. 3:797. nom

Kraft, Julius with TITLE GUARANTEE & TRUST CO. 91st st, No 81, n s, 20 w Park av, 18.8x67. Subordination agt. Jan 17, 1911. 5:1503. nom

Kommel, Robt to Saml Greason, 173 W 99th st. Park row, Nos 211 & 213, s s, abt 20 w James st, runs w 33.4 x s 59 x e 22 x n 36 x e 12.3 x n 16.8 to beg. Prior mt \$18,000. Jan 20, 1911, demand, 5%. 1:117. 6,000

Kommel, Robt to American Mortgage Co, 31 Nassau st. Park row, Nos 211 & 213, s s, abt 20 w James st, runs w 33.4 x s 36 x e 12.3 x n 16.8 to beg. Prior mt \$18,000. Jan 20, 1911, demand, 5%. 1:117. 6,000

Kleinstein, Dora, of Bklyn, N Y, to Bertha Smolensky, 75 Morrell st, Bklyn, N Y. 50th st, No 554, s s, 100 e 11th av, 28.2x93.6. Prior mt \$26,100. Dec 22, 1 yr, 6%. Jan 23, 1911. 4:1078. 500

Krauss, Philip to Ida C Bracher, 349 W 85th st. Madison av, No 169, n e cor 33d st, No 29, 24.8x100. P M. Jan 25, 1911, 2 yrs, 5%. 3:863. 20,000

Kaucher, Karolina, 48 Lawrence st, with Jos M Schoener. Lawrence st, No 48, s s, 18.6 e Ams av, 22x100. Extension of \$2,000 mt until Jan 9, 1914, at 5%. Jan 10, 1911. 7:1966. nom

Kessler, Geo J, 424 E 80th st, to Robt J Kremer, 1590 3d av. 109th st, No 80, s s, 68 w Park av, 17x80.10. Jan 23, due, &c, as per bond. Jan 26, 1911. 6:1614. 8,000

Kane, Peter F to FRANKLIN SAVINGS BANK, 656 8th av. 11th st, No 266, s s, 250 e 8th av, 25x100.11. Jan 26, 1911, 5 yrs, 5%. 7:1830. 17,000

Knox, Jno J, of Colorado Springs, Colo, to KNICKERBOCKER TRUST CO, 358 5th av, trustee Wm Glenahan. 77th st, No 56, s s, 82.6 e Mad av, 12.6x102.2. Jan 16, 5 yrs, 5%. Jan 26, 1911. 5:1391. 15,000

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- Kahrs, Herman, 1454 3d av, to Louis Schleyer, 171 E 74th st. 80th st, No 315, n s, 225 e 2d av, 25x102.2. Prior mt \$— Jan 25, due July 1, 1914, 5½%. Jan 26, 1911. 5:1543. 3,000
- Kahrs, Herman, 1454 3d av, to Joseph Schmitt, 101 E 75th st. 80th st, No 313, n s, 200 e 2d av, 25x102.2. Jan 25, due July 1, 1914, 5½%. Jan 26, 1911. 5:1543. 3,000
- Kahn, German with Jane E Oothout, 218 Mad av, 50th st, No 362 E. Extension of \$7,500 mt until Dec 1, 1913, at 5%. Dec 31, Jan 26, 1911. 5:1342. nom
- Linck (Jno M) Constn Co Inc to LAWYERS TITLE INS & TRUST CO. 181st st, Nos 706 & 708, s s, 218.5 w Bway, 100x129.3x100.6 x118.11. Jan 20, 3 yrs, 5%. 8:2176. 133,000
- Linck (Jno M) Constn Co to LAWYERS TITLE INS & TRUST CO. 181st st, Nos 706 & 708, s s, 218.5 w Bway., 100x129.3x100.6x 118.11, e s. Certificate as to mt for \$133,000. Jan 21, 1911. 8:2176. —
- Lo Pinto, Rosario, 63 East Houston st, to Kips Bay Brewing & Malting Co, 650 1st av. Houston st, No 63 E. Saloon lease. Jan 20, demand, 6%. Jan 23, 1911. 2:508. 400
- Liebler, Anton, 405 W 126th st, to TWELFTH WARD BANK, 147 E 125th st. 126th st, Nos 402 & 404, s s, 100 w Morningside av E, late Col av, runs w 34.7 x s w 104.9 to Lawrence st x s e 50 x n e 100 x n w 8.8 x n 22.5 to beginning. Prior mt \$15,000. Jan 21, 1 yr, 6%. Jan 23, 1911. 7:1966. 4,000
- Liebler, Anton, 405 W 126th st, to EMPIRE CITY SAVINGS BANK, 231 W 125th st. 126th st, Nos 402 & 404, s s, 100 w Morningside av E, late Col av, runs w 34.7 x s w 104.9 to Lawrence st x s e 50 x n e 100 x n w 8.8 x n 22.5 to beginning. Jan 21, 1 yr, 5%. Jan 23, 1911. 7:1966. 2,000
- Lawyers Mortgage Co with Henry Wineburgh. Lex av, No 1423, s e cor 93d st, Nos 148 to 154, 16.5x70. Extension of \$20,000 mt until Jan 11, 1916, at 5%. Jan 12, 1911. 5:1521. nom
- Lipschitz, Anna wife Benj, 56 Lenox av to METROPOLITAN SAVINGS BANK, 59 Cooper sq. 80th st, No 205, n s, 100 e 3d av. 17.1x90. Jan 24, 1911, 3 yrs, 5%. 5:1526. 6,000
- Lewis, Fannie A wife Wm W to Regina Garrigues & ano, 1305 Linden av, Baltimore, Md. 112th st, No 241, n s, 329 w 7th av. 17x100.11. Jan 25, 1911, 3 years, 5½%. 7:1828. 12,000
- Lindeman, Otto, Borough of Richmond, with BANK FOR SAVINGS. City of N Y, 280 4th av. Wooster st, Nos 35 & 37. Extension of mt for \$40,000 to Dec 9, 1913, at 4½%. Jan 7, 1911. 2:475. nom
- McConihe, Warren, 42 E 51st st, with Alfred F Hess, 154 W 72d st. 123d st, Nos 229 & 231, n s, 400 e 8th av, 25x100.11. Subordination agreement. Jan 25, 1911. 7:1929. nom
- McGovern, Frank E, of Brooklyn, N Y, to Curtenius Gillette at Fort Salonga, N Y, et al trustees Walter R Gillette, 53d st, No 62, s s, 95.6 e 6th av, 20x100.5. P M. Prior mt \$— Jan 11, 3 yrs, 4½%. Jan 26, 1911. 5:1268. 32,500
- McGovern, Frank E, of Bklyn, N Y, to Curtenius Gillette at Fort Salonga, N Y, et al trustees Walter R Gillette. 23d st, No 149, n s, 280 e 7th av, 20x98.9; 23d st, No 151, n s, 260 e 7th av, 20x98.9. P M. Prior mt \$— Jan 11, 3 yrs, 4½%. Jan 26, 1911. 3:799. 72,500
- Mildeberger, Elwood with Jane E Oothout, 218 Mad av. 10th av, No 269. Extension of mt for \$6,000 to Dec 1, 1915, at 4½%. Jan 18, 1911. 3:697. nom
- Main Paper Stock Co to James Carrano. Consent to chattel mt for \$9,500. Jan 24, 1911. —
- Mortgage & Transfer Co to Chas Adler, 25 E 130th st. 2d av, No 2282, n e cor 117th st, No 301, 25x81. Prior mt \$25,000. Dec 28, 3 yrs, 6%. Jan 25, 1911. 6:1689. 4,000
- Same to same. Same property. Certificate as to above mt. Dec 28, 1911. 6:1689. —
- MUTUAL LIFE INSURANCE CO OF N Y with Louise F Mahoney, 76 W 68th st. 96th st, n s, 300 w West End av, 100x100.11. Extension of \$40,000 mt until June 1, 1913, at 5½%. Jan 17, 1911. 7:1887. nom
- Mason, Oscar G with Morris Kronovet & ano. 13th st, No 537 E. Extension of \$3,800 mt until May 1, 1914 at 6%. Jan 17, 1911. 2:407. nom
- Miller, Sadie L to Herman Gottlieb, 618 Marcy av, Bklyn, N Y. 129th st, Nos 152 & 154, s s, 152.6 e 7th av, 48.9x99.11. Prior mt \$— Jan 13, due &c as per bond. Jan 24, 1911. 7:1913. 2,000
- Munson, Levi of Port Washington, N Y to Wm H Steinkamp, 162 E 63d st. Av C, No 297, w s, 42 n 17th st, 20x66. Jan 19, 1 yr, 5%. Jan 24, 1911. 3:985. 1,000
- McGlynn, Patk T to Mary L Whitefield, 470 E 140th st guardian Letitia Whitefield et al. 118th st, No 362, s s, 154 e Morningside av E, 17x100.11. Jan 19, 5 yrs, 5%. Jan 23, 1911. 7:1944. 9,000
- Same & Harold H O'Connor with same. Same property. Subordination agreement. Jan 19, 1911. 7:1944. nom
- Morris, Emma to Virginia I Stern, 2 E 55th st. Fort Washington av, s e cor 178th st, 105.3x100x109.11x101.2. Jan 23, 1911, due, &c, as per bond. 8:2176. 50,000
- Mandelstein, Nathan to Sollie Cohen, 218 2d st. St Marks pl, No 98 (8th st). Leasehold. Jan 18, due June 1, 1911, —%. Jan 21, 1911. 2:435. 100
- Markert, Louis G & Caroline Schlaefer & Emilia Munck indiv & as exrs Henry N Markert to N Y SAVINGS BANK, 81 8th av. Lexington av, n w cor 108th st, 26x75. Jan 20, 1911, due, &c, as per bond. 6:1636. 15,000
- Manatee Co to Wm D Guthrie, 28 Park av. Amsterdam av (10th av), s e cor 210th st, 49.11x100. Jan 20, 1911, 3 yrs, 6%. 8:2206. 10,000
- Same to same. Same property. Certificate as to above mt Jan 19, 1911. 8:2206. —
- McGee, Mary of Bklyn, N Y, to Ericson Realty Co, 120 Liberty st. St Nicholas av, No 53, w s, 50.1 s 113th st, 31.8x107.7x27x91. P M. Prior mt \$30,000. Jan 20, 3 yrs, 6%. Jan 21, 1911. 7:1822. 3,000
- McGee, Mary, Bklyn, N Y, to Ericson Realty Co, 120 Liberty st. St Nicholas av, No 51, w s, 86.9 s 113th st, 31.8x124.2x27x107.7. P M. Prior mt \$33,000. Jan 20, 3 yrs, 6%. Jan 21, 1911. 7:1822. 3,000
- Maynard, Mary H to TITLE GUARANTEE & TRUST CO. 91st st, No 81, n s, 20 w Park av, 18.8x67. P M. Jan 17, due, &c, as per bond. Jan 20, 1911. 5:1503. 17,000
- Marks, Montague S to TITLE GUARANTEE & TRUST CO. West End av, No 206, e s, 75.5 n 69th st, 25x82. Jan 20, 1911, due, &c, as per bond. 4:1161. 20,000
- Nickles, Jno to Sadie Fox, 102 W 80th st. 9th av, No 60, e s, 51.7 s 15th st, 17.2x100. Jan 19, 5 yrs, 5%. Jan 20, 1911. 3:738. 12,000
- New York Mortgage & Security Co with Jno E Olsen Constn Co, 145 W 45th st. Av B, No 301, s e cor 18th st, Nos 600 to 606, 36x100. Extens \$35,000 mt until Oct 1, 1913, at 5½%. Sept 30, Jan 20, 1911. 3:985. nom
- Nina Realty Co, 99 Nassau st, with Chas H Phelps, exr Jno G Butler, 324 W 103d st. 111th st, Nos 100 to 104, s e cor Park av, Nos 1523 & 1525, 52.6x100. Extens \$54,000 mt until May 1, 1916, at % as per bond. Jan 20, 1911. 6:1634. nom
- NEW YORK LIFE INS CO with Cath F Wright, 65 Central Park West. 72d st, No 267 W. Extension of \$45,000 mt until Jan 1, 1914, at 5%. Jan 25, 1911. 4:1164. nom
- Owens, Minnie T O, devisee Thos Allen, at Bayport, L I, to Aniello Q Orza, 36 King st. 8th st, No 17, n s, 280.6 w 5th av, 25.1x 93.11. Prior mt \$— Jan 20, 1911. 1 yr, 6%. 2:572. 2,000
- O'Brien, Chas exr Lydia Davis to TITLE GUARANTEE & TRUST Co. 77th st, Nos 204 to 208, s s, 105 e 3d av, 75x102.2. Jan 19, due &c, as per bond. Jan 20, 1911. 5:1431. 17,500
- O'Hara, Frank to Central Brewing Co, 68th st & East River. Greenwich st, No 554. Saloon lease. Jan 11, demand, 6%. Jan 21, 1911. 2:598. 4,500
- O'Connor, Jno to LAWYERS TITLE INS & TRUST CO. 7th av, Nos 1951 to 1955, s e cor 118th st, No 158, 40.10x100. Jan 24, 1911, 5 yrs, 5%. 7:1902. 75,000
- Orcutt, C Blake to American Mortgage Co, 31 Nassau st. 130th st, No 517, n s, 279.4 w Ams av, runs n e 64.10 to former c l Byrd st, x n w 5 x n e 121 x n w 22.5 x s w 120.11 to former c l Byrd st, x s e 4.11 x s w 78.3 to st, x e 28.2 to beg. Jan 25, 1911, 2 yrs, 5%. 7:1985. 5,000
- Ollive, Thomas S, 23 W 74th st, Committee Edwin O Brinckerhoff, with Morris & Pauline Gross, 38 W 120th st. 6th st, No 235, n s, 126.11 w 2d av, 23.5x90.10. Extension of \$26,000 mt until Jan 15, 1914, at 5%. Jan 12, 1911. 2:462. nom
- Patton, Mary K of Bklyn, N Y to TITLE GUARANTEE & TRUST CO. Mad st, No 364, s s, 245.11 w Jackson st, 29.1x94.4x29.1 x94. Jan 23, due &c as per bond. Jan 24, 1911. 1:266. 10,000
- Pier, Earl G, 732 2d av, to Andrew Schoelles, Sea Cliff, N J. 65th st, No 252, s s, 150 e West End av, 25x100.5. P M. Jan 20, 3 yrs, 5%. Jan 21, 1911. 4:1156. 10,000
- Pompilio, Beniamino to Louise Withey, 14 Berkeley pl, Bklyn, N Y. 117th st, No 303, n s, 81 e 2d av, 24x50. Prior mt \$— Jan 20, 1 yr, 6%. Jan 21, 1911. 6:1689. 1,200
- Quigg, Lulu to TITLE GUARANTEE & TRUST CO. 37th st, No 247, n s, 232 e 8th av, 18x98.9. P M. Jan 20, due, &c, as per bond. Jan 21, 1911. 3:787. 19,000
- Quigg, Lulu, 35 W 83d st to Bridget McCabe, 341 W 46th st. 37th st, No 249, n s, 216 e 8th av, 16x98.9. P M. Prior mt \$— Jan 20, 3 yrs, 5%. Jan 21, 1911. 3:787. 18,500
- Reynolds, G Emily, 268 W 84th st, with Ida Levenson. Canal st, No 1724, s s, 93.1 e Mott st, 15.11x50.2. Extens \$11,000 mt until Jan 1, 1914, at 5%. Dec 19, 1910, 1:201. nom
- Rosenberg, Jacob & Emanuel Blum with Bernhard Greenebaum, 205 W 140th st. 138th st, No 127, n s, 308 e 7th av, 26x99.11. Extens of \$3,000 mt until Sept 26, 1914, at —% as per bond. Jan 16, Jan 20, 1911. 7:2007. nom
- Reade, Walstein S to Eleanor J Chapman, 8 w 49th st, et al. Bway, No 370, e s, 75 n Franklin st, 25x150 to Cortlandt alley. All title to alley. P M. Jan 20, 1911, 5 yrs, 4½%, until Jan 20, 1914 & thereafter at 5%. 1:172. 100,000
- Rosenbaum, Mary L with TITLE INS CO of N Y. 29th st, No 216 W. Subordination agreement. Jan 23, 1911. 3:778. nom
- Rosenbaum, Edward L & Max W Solomon to TITLE INS CO of N Y. 29th st, No 216, s s, 225.10 w 7th av, 24.10x98.9. Jan 23, 1911, 3 yrs, 5%. 3:778. 16,000
- Rubinstein, Henry & Isidore Wolkin firm Rubinstein & Wolkin to Walter Zinn, 19 W 112th st. 2d av, Nos 16-18. Store lease. All title. Dec 30, due, &c, as per notes. Jan 23, 1911. 2:442. 1,850
- Ress, Kalmen, 281 Throop av, Bklyn, N Y, to Emma Moss et al at Lon Branch, N J. Essex st, No 121, w s, 60.11 s Rivington st, 20.11x67.8. Jan 24, 1911, 3 yrs, 6%. 2:410. 3,000
- Rivervest Constn Co, 594 Bway to Phebe P Lahens, Mohegan Post Office, Lake Mohegan, Westchester Co, N Y. 146th st, s s, 525 w Ams av, 50x99.11. P M. Jan 23, 3 yrs, 5%. Jan 24, 1911. 7:2077. 20,500
- Same to same. Same property. Consent to above mt Jan 23, 1911. 7:2077. —
- Same to same. Same property. Certificate as to above mt. Jan 23, 1911. 7:2077. —
- Reade, Walstein S to Archibald D Russell at Princeton, N J, & ano exrs Thos H Barber. 68th st, No 45, n s, 150 w Park av, 25x100.5. P M. Jan 18, due Jan 25, 1914, at 4½%. Jan 25, 1911. 5:1883. 75,000
- Rush, Edw F to Chas E Heymann, 34 W 71st st. 138th st, No 614, s s, 202 w Bway, 16x99.11. Jan 26, 1911, 4 yrs, 5%. 7:2085. 11,000
- St Clair Realty Co to Mary E Taylor, 33 W 90th st. Dyckman st, s e cor Sherman av, 100x100. Jan 26, 1911, 3 yrs, 5%. 8:2174. 35,000
- Same to same. Same property. Certificate as to above mort. Jan 26, 1911. 8:2174. —
- St Clair Realty Co to Edw S Frith, 379 Macon st, Bklyn, N Y. Sherman av, e s, 100 s Dyckman st, 50x100. Jan 26, 1911, 3 yrs, 5%. 8:2174. 5,000
- Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 8:2174. —
- Schlamp, Jacob with Aaron Sarner, 132 Columbia st et al. Columbia st, No 132. Extens \$3,000 mt until Dec 1, 1914, at 6%. Dec 2, 1911. 2:335. nom
- Same with same. Same property. Extens \$5,500 mt until Dec 1, 1914, at 6%. Jan 20, 1911. 2:335. nom
- Seligman, Ralph L, 98 So 11th st, Newark, N J, to Jacob R Seligman. Same address. 59th st, No 230, s s, 230 w 2d av, 18x 100.5. P M. Prior mt \$12,000. Jan 20, 1911, due, &c, as per bond. 5:1332. 6,000
- 663 & 665 Broadway Co to Robt Fulton Realty Co, 4 Great Jones st. Broadway, Nos 663 & 665, w s, 200 s 3d st, 50.1x200 to Mercer st, Nos 230 & 232, x 49.9x200. P M. Prior mt \$240,000. Jan 19, due Aug 1, 1912, 6%. Jan 20, 1911. 2:532. 50,000
- Sarro, Frank to Lion Brewery at Col av & 108th st. 2d av, Nos 2275 & 2277, s w cor 117th st. Saloon lease. Jan 6, demand, 6%. Jan 20, 1911. 6:1666. 1,000

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Spero, Jonas V & Sadie O & Annie Alexander & Sadie G Spero with Irving I Berg, 9 W 112th st, 66th st, No 153 W. Three subordination agts. Jan 18, Jan 21, 1911. 4:1138. nom

Schoener, Jos of Bklyn, N Y & Sylvester S Bogert of Pearl River, N Y, to American Mortgage Co, 31 Nassau st. Doyers st, Nos 6 to 16, e s, 49.11 s Pell st, runs e 21.4 x s 5.6 x e 12.5 x s e 24.9 x e 6.10 x s w 45.9 to Doyers st x n w 9.9 x n 48.11 x n 26.6 to beg. Jan 20, 5 yrs, 5%. Jan 21, 1911. 1:162. 10,000

Shapiro, Louis to STATE BANK, 378 Grand st. 9th st, Nos 240 & 242, s s, 74.10 w 2d av, 45.2x46.8. Jan 20, demand, 6%. Jan 23, 1911. 2:464. 2,000

Scheyer, Nellie to LAWYERS TITLE INS & TRUST CO. 89th st, No 107, n s, 133.4 e Park av, 25.6x100.8. Jan 23, 1911, 5 yrs, 5%. 5:1518. 22,000

Same to Benj Maier, 60 St Nich av. 89th st, No 107, n s, 133.4 e Park av, 25.6x100.8. Prior mt \$22,000. Jan 23, 1911, 3 yrs, 6%. 5:1518. 4,500

Schreiner, Arthur, 365 Lenox av, to Frida Heidelburger, 300 W 109th st. 115th st, No 69, n s, 225 e Lenox av, 25x100.11. P M. Prior mt \$18,000. Jan 16, 2 yrs, 5%. Jan 23, 1911. 6:1599. 10,000

Schopp, Adam A to TITLE INS CO of N Y. 1st av, No 55, w s, 72.1 s 4th st, 24x100. P M. Jan 23, 1911, 3 yrs, 5%. 2:445. 25,000

Same to Cath O'Neil, 113 E 12th st. Same property. Prior mt \$25,000. Jan 23, 1911, 3 yrs, 6%. 2:445. 5,000

Simon, Monroe L to Georgiana Kendall, 10 W 55th st. Wadsworth av, w s, 90 n 190th st, 27.9x196.2x37.1x196. Jan 23, 1911, 3 yrs, 5 1/2%. 8:2170. 8,000

Siegler, Saml & Julius to Harris D Colt, 14 E 60th st. 126th st, Nos 267 & 269, n s, 100 e 8th av, 45x99.11. Jan 23, 1911, due Feb 1, 1916, 4 1/2%. 7:1932. 40,000

Staten Island Homes Co to Sarah E K Williams. Certificate as to mt for \$1200. Covering land in Nassau Co. Dec 31. Jan 24, 1911.

State Realty & Mort Co, 11 Pine st with IRVING SAVINGS INSTN, 115 Chambers st. Claremont av, w s, 225 s 119th st, 56.8x100. Subordination agreement. Jan 24, 1911. 7:1990. nom

Schlesinger, Chas J with John A Brown, Jr, of Newtown Township, Pa. Leroy st, No 15. Extension of \$18,000 mt until June 13, 1913, at 5%. June 10, Jan 25, 1911. 2:586. nom

Society for Ethical Culture of City N Y, 33 Central Park West, with Annie Peyser, 39 W 113th st. 51st st, No 413 E. Extension of \$7,000 mt until Mar 1, 1914, at 5%. Jan 25, 1911. 5:1363. nom

Singer, Annie & Morris Teitelbaum, of Bklyn, N Y, to Rose Warshaw 332 Vernon av, Bklyn, N Y. 76th st, No 344, s s, 275 e 2d av, 25x102.2. P M. Prior mt \$11,000. Jan 20, installs, 6%. Jan 25, 1911. 5:1450. 2,000

Schaible, John trustee John Schaible to whom it may concern. 80th st, No 205, n s, 82.11 e 3d av, 17.1x90. Declaration as to execution of assignment of mt, &c. Jan 21. Jan 24, 1911. 5:1526.

Strauss, Louis, 11 E 116th st, to Susan W Duryea, 189 Prospect pl, Bklyn, N Y. 130th st, Nos 617 to 621, n s, 275 w Bway, 75x99.11. P M. Jan 24, due, &c, as per bond. Jan 25, 1911. 7:1997. 11,750

663-665 Broadway, a corpn, to Robert Fulton Realty Co, 4 Great Jones st. Broadway, Nos 663 & 665, w s, 200 s w 3d st, 50x200, to e s Mercer st, Nos 230 & 232. P M. Prior mt \$240,000. Jan 19, due Aug 1, 1912, 6%. Rerecorded from Jan 20, 1911. Jan 25, 1911. 2:532. 50,000

Sullivan, Michl E, 146 W 103d st, to David T Blount, 1078 Dean st, Bklyn, N Y. 57th st, No 563, n s, 50 e 11th av, 16.8x75; 11th av, No 844, e s, abt 80 n 57th st, 25x66.8. Prior mt \$15,000. P M. Jan 24, 2 yrs, 6%. Jan 26, 1911. 4:1086. 7,000

Salisbury Realty Co, 505 5th av, with Emilie P Turner. West End av, No 783, w s, 38 n 98th st, 17x80. Extension of \$14,000 mt until Jan 9, 1914, at 5 1/2%. Jan 7. Jan 25, 1911. 7:1888. nom

Sodergren, Eric, 229 W 123d st, to Alfred F Hess, 154 W 72d st. 123d st, Nos 229 & 231, n s, 400 e 8th av, 25x100.11. Jan 26, 1911, due, &c, as per bond. 7:1929. 11,500

Thiriet, Nicholas J, 349 E 14th st, to Henry Elias Brewing Co, 433 E 34th st. 14th st, No 349 E. Saloon lease. Jan 25, demand, 6%. Jan 26, 1911. 3:921. 4,000

Tassone, Carolina, 121 Mulberry st, to Kips Bay Brewing & Maltng Co, 650 1st av. Mulberry st, No 121. Saloon lease. Jan 24, demand, 6%. Jan 26, 1911. 1:206. 1,000

Tarshes, Max, 22 E 120th st, & Abraham Levenstein, 200 W 111th st, with Dora Goldfein. Henry st, No 208, s e cor Clinton st, No 210, 23.9x100. Extension of mt for \$7,000 to Feb 1, 1916, at 6%. Jan 2. Jan 26, 1911. 1:269. nom

Turney, Cathleen to American Mortgage Co, 31 Nassau st. Amsterdam av, No 2366, w s, 25 s 178th st, 40.4x100. P M. Jan 25, 1911, 5 yrs, 5%. 8:2132. 33,000

Thorn, Henry to Jacob Manne, 550 7th st, Bklyn, N Y. 114th st, No 20, s s, 225 e 5th av, 25x100.11. Jan 18, due, &c as per bond. Jan 21 1911. 6:1619. 2,000

Tatham, Chas, of Greenburgh, N Y, to Chas Collins, 33 E 17th st. 76th st, No 145, n s, 432 w Col av, 18x102.2. Prior mt \$—. Jan 20, 5 yrs, 6%. Jan 23, 1911. 4:1148. 8,000

Unico Realty Co to County Holding Co, 128 Bway. 7th av, No 424, w s, 41.2 n 33d st, runs n 19.3 x w 69.10 x s 5.9 x e 8.8 x s 13.6 x e 61.2 to beg. Jan 26, 1911, 3 yrs, 5 1/2%. 3:783. 65,000

Same to same. Same property. Certificate as to above mort. Jan 26, 1911. 3:783.

Whittaker, Wm J to Harvey L Kennedy, of West Galway, N Y. 32d st, No 138, s s, 60 e Lex av, 20x58.6. P M. Jan 23, 1911, due, &c, as per bond. 3:887. 1,500

Weill, Margt E & Gustave W Cahen to American Mortgage Co. 31 Nassau st. 39th st, Nos 348 & 350, s s, 100.1 e 9th av, runs s 47 x w 0 1/2 x s 51.9 x e 50 x n 98.9 to st x w 49.11 to beginning. P M. Jan 21, 5 yrs, 5%. Jan 23, 1911. 3:762. 38,000

Same to same. Same property. P M. Prior mt \$38,000. Jan 21. 1 yr, 5 1/2%. Jan 23, 1911. 3:762. 4,000

Werfelman, Wm H to Henry C Quick, 471 75th st, Bklyn, N Y, & ano. 3d av, Nos 321 & 323, n e cor 24th st, No 201, 50x78; 24th st, No 203 E, 20x50. Leasehold. Jan 23, 1911, installs, 6%. 3:905. 20,000

Wiener, Henry of Philadelphia, Pa with Jas J Nolan. Columbus av, No 751, e s, 25.1 s 97th st, 25.5x100. Extens \$15,000 mt until Jan 6, 1916, at 4 1/2%. Jan 13. Jan 20, 1911. 7:1832. nom

Woods, Michl & Jas Curtin to Lion Brewery at Col av & 108th st. 10th st, No 150 W. Saloon lease. Jan 18, demand, 6%. Jan 20, 1911. 2:610. 7,195.15

Wolff, Rosa to Jaques E Zipser, 65 E 84th st. Chambers st, No 110, s s, 76 w Church st, 24x75. Prior mt \$47,500. Jan 23, 3 yrs, 6%. Jan 24, 1911. 1:136. 5,000

Williams, Harry C to EMIGRANT INDUST SAVINGS BANK, 51 Chambers st. Lexington av, No 302, w s, 60 n 37th st, 20x80. Jan 26, 1911, 3 yrs, 5%. 3:893. 6,000

Yager, Jno C to Louisa Faerber, 541 E 87th st. 87th st, No 541, n s, 121 w East End av, 25x100.8. P M. Prior mt \$10,000. Jan 20, 1911, 3 yrs, 5%. 5:1584. 6,000

BOROUGH OF THE BRONX.

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

Aiello, Andrea to Ebling Brewing Co, 760 St Anns av. Hughes av, n w cor 187th st. Saloon lease. Jan 16, demand, 6%. Jan 20, 1911. 11:3077. 100

*Amend, Anna E, 348 Franklin st, Bloomfield, N J, to Isaac Butler, 2525 Westchester av. 13th st, s w cor Castle Hill av, 33x100. Jan 21, due, &c, as per bond. Jan 23, 1911. 2:000

Associate Contractors & Builders Inc, a corpn to City Mort Co, 15 Wall st. Anthony av, e s, 178.10 s 173d st, 98.11x96x104.5 x101.6. Prior mt \$65,000. Dec 13, demand 6%. Jan 24, 1911. 11:2888. 8,000

Same to same. Same property. Certificate as to above mt. Dec 13. Jan 24, 1911. 11:2888.

*Arnow, Richd N to Saml J Wood, 357 W 123d st. Belden lane, n e cor City Island av, runs e 138.7 x n 120 x w 100 x n 45 x w 42.5 to av, x s 165 to beg. P M. Jan 19. Jan 26, 1911, 1 yr, 6%. 7:000

Adler, Simon, 9 E 97th st, to Elsie Adler, 9 E 97th st. Crotona av, n w s, 90 n 189th st, & being lot 119 map Belmont Village, 120x112x131x138, except part for av. Prior mt \$10,000. Dec 19, demand, 6%. Jan 23, 1911. 11:3091. 6,000

Burnett-Weill Constn Co to City Mort Co, 15 Wall st. Kelly st, w s, 125 s Westchester av, 40.5x100. Bldg loan. Jan 26, 1911, demand, 6%. 10:2703. 27,000

Same to same. Same property. Certificate as to above mt. Jan 23. Jan 26, 1911. 10:2703.

Same to Longchester Realty Co, 165 Bway. Same property. P M. Prior mt \$27,000. Jan 26, 1911, 2 yrs, 6%. 10:2703. 6,000

Burland, Wolf to Henry C Wissemann, 1861 Ams av. Cauldwell av, w s, 110.1 n 158th st, 37.6x100. Prior mt \$23,000. Jan 25, due, &c, as per bond. Jan 26, 1911. 10:2626. 4,000

*Bassi, Felice & Michele della Rocca & Raffaele Daino to Melrose Realty Co, 2775 Webster av. 230th st, n e s, 250 s e 6th st or av, 50x114.5. P M. Jan 21, installs, without interest. 225 Boulevard Constn Co to Solomon Lorsch, 266 Lenox av. Union av, No 780, e s, 66.2 s Westchester av, runs n e 123.7 x s 50.5 x w 117.2 to Union av, x n 50 to beg. Jan 25, 2 yrs, 5 1/2%. Jan 26, 1911. 10:2676. 10,000

Same to same. Same property. Certificate as to above mort. Jan 2. Jan 26, 1911. 10:2676.

Brady, Grace E to Clara de Forest wife of David J Burrell, 248 W 75th st. 153d st, No 365, n s, 100 e Courtlandt av, 25x100. P M. Jan 25, 3 yrs, 5 1/2%. Jan 26, 1911. 9:2400. 5,000

Same to Geo H Janss, 631 E 168th st. Same property. P M. Prior mt \$5,000. Jan 25, 2 yrs, 6%. Jan 26, 1911. 9:2400. 1,000

Boeger, Thos, 1525 Ams av. to Giuseppe Fusco, 409 E 116th st. 151st st, No 243, n s, 250 w Morris av, 25x100. P M. Prior mt \$—. Jan 17, 3 yrs, 6%. Jan 25, 1911. 9:2441. 7,500

Burland, Wolf to Wm Nelson, 2461 Washington av. Belmont av, w s, 27.4 n 183d st, 2 lots, each 36.4x100. 2 mts, each \$3,500. 2 prior mts, \$16,500 each. Jan 20, due, &c, as per bond. Jan 25, 1911. 11:3087. 7,000

Buser, Frances, 1319 Taylor av, to John Retz, 761 E 180th st. Clinton av, e s, 313.11 n 181st st, 16.6x145.2. Prior mt \$3,500. Jan 2, 3 yrs, 6%. Jan 25, 1911. 11:3097. 1,000

*Baxter, Howell Bldg Co to Levi K Smedes, 137 Park av, Mt Vernon, N Y. Av C, s w cor 2d st, 25x100, except part for Castle Hill av. Jan 21, 3 yrs, 6%. Jan 24, 1911. 800

Same to same. Same property. Certificate as to above mt. Jan 21. Jan 24, 1911.

*Baxter, Eliza, Chas R, Geo J, Robt F, Maude R, Rose E & Rebecca M Shaw, Lillian M Ferriera, heirs Robt F Baxter & Susan A Baxter, widow to Florence E Van F Caye at No 2 Moxan Court, Winipeg, Canada. Middletown rd-s adj land formerly Conrad Buhre, runs n 158.6 x e 42.8 x s 158.9 to rd, x w 48 to beg. Jan 23, 3 yrs, 6%. Jan 24, 1911. 1,900

Brewster, Geo W, 1377 Wash av to Friedrich A Lowe, 1111 Wash av. Washington av, No 1377, w s, 190.5 s 170th st, 50x 139.4x50x139.3. Prior mt \$—. Jan 17, 1 yr, 6%. Jan 24, 1911. 11:2901. 3,000

Bowen, Lizzie E to Boulevard Constn Co, 375 E 149th st. Kelly st, e s, 320.3 n 165th st, 40x100. P M. Prior mt \$32,000. Jan 18, due, &c, as per bond. Jan 20, 1911. 10:2716. 8,750

Barnett, Annie E wife of & Augustus E Barnett of 1617 Oxford st, Phila, Pa, to John Rogener, 1382 Inwood av. 177th st, n s, 135 w Morris av, 20x100. Jan 18, 3 yrs, 5%. Jan 23, 1911. 11:2828. 6,000

Bond, Thos, 376 E 183d st, to HARLEM SAVINGS BANK, 124 E 125th st. 183d st, s s, 100 w Webster av, 20x100. Jan 20, 3 yrs, 5%. Jan 23, 1911. 11:3143. 3,500

Burland, Wolf to Henry C Wissemann, 1861 Ams av. Cauldwell av, w s, 72.7 n 158th st, 37.6x100. Prior mt \$23,000. Jan 23, 1911, due, &c, as per bond. 10:2626. 4,000

*Braithwaite, Wm W, 1436 Glover st, to Benj Seh, 1964 Ams av. Grace av, n e s, 125 s Lyon av, 50x130. Jan 19, 3 yrs, 5 1/2%. Jan 23, 1911. 4,500

*Boes, Julia to Eliz Rohr, 356 W 46th st. Willow lane road, w s, adj land Thos Montgomery, runs s 30 x w 150 x n 30 x e 150 to beginning; Willow lane road, w s, 30 s land Loretta Clapp, runs w 150 x n 30 x e 150 x s 30 to beginning, Throggs Neck. Prior mt \$1,000. Jan 20, due, &c, as per bond. Jan 23, 1911. 1,100

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

*Bachman, Alfred C to Sound Realty Co, 128 Bway. White Plains rd, e s, 130.6 n 239th st, runs e 334.7 & 106.5 & 53 & 99.3 & 26.4 & 99.9 & 159.4 & 170.6 x n & n e 184.9 & 20.1 & 14.8 & 108.4 & 23.7 & 13.5 & 45.5 & 88.9 & 200.3 to s w s Baychester av x n w & w 923.10 to c l Vernon Pkway x n w 146.5 to a curve x s w 77.3 to tangent pt in c l Vernon Pkway x s w 219.2 x n w 125.9 x s 142.3 x s w 133.4 x s w 63.10 x s w 79.2 x s w 91.10 x n w 235.11 to rd x s 329.8 to beg; Baychester av, n s, 727.9 e White Plains rd, runs e 800.4 x n e 16.6 x n e 398.5 & 228.8 x n w 138.11 to c l Vernon Pkway x s w 26.6 to a curve x w on curve 81.8 to curve in c l Vernon Pkway x — 97.9 to tangent pt in said c l x n w 174.5 to beg; except part taken for Baychester av; lots 1, 50, 51, 52, 53, 54, 55, 61 to 70, 106 to 117, 154 to 165, 118, to 125, 145 to 149, 126 to 139, 440, 443, 448, 449, 454, & 453; Map No 1063, map So Vernon Park, except part taken for Baychester av, St Ouen pl, s s, at line bet lots 55 & 56, runs e 100 x s 100 x w 100 x n 100 to beg, being part lot 56, same map; White Plains rd, e s, 130.6 n 239th st, runs e 166.1 to w s Concord st x n 57.7 x w 175.10 to beg; Concord st, e s, 175 n 239th st, runs e 200 to w s Byron st x n 110.5 x w 212.3 to Concord st x s 39.5 to beg; Byron st, e s, 303.1 n 239th st, runs e 96.3 x n 30.9 x n 99.3 to beg; Barnes av, w s, 325 n 239th st, runs w 115.3 x n 4.8 x e 117.11 to av x s 28 to beg. P M. Jan 19, due, &c, as per bond. Jan 20, 1911. 109,600

Bungerz, Henry to Andrew Dorrman, at Toms River, N J. 153d st, No 493, n s, 125.4 e 3d av, 28.10x85x26.6x85.7. P M. Jan 20, 1911, 3 yrs, 5%. 9:2363. 3,000

Bjorkegren (Chas) Inc, 2148 Mapes av to Jas B Kilsheimer Jr, 1980 7th av, Webster av, No 2101, w s, 262 n 180th st, 17x100.1x20.11 x100. Prior mt \$10,000. Jan 16, 2 yrs, 6%. Jan 20, 1911. 11:3143. 2,000

Same to same. Same property. Certificate as to above mt. Jan 16, Jan 20, 1911. 11:3143. —

Same to Louise Booss at Long Branch, N J. Same property. Jan 10, 3 yrs, 5%. Jan 20, 1911. 10,000

Same to same. Same property. Certificate as to above mt. Jan 10, Jan 20, 1911. 11:3143. —

Same to same. Webster av, No 2099, w s, 229 n 180th st, 33x100. Jan 10, 3 yrs, 5%. Jan 20, 1911. 11:3143. 18,000

Same to same. Same property. Certificate as to above mt. Jan 10, Jan 20, 1911. 11:3143. —

Curran, Julia E to Hugo Lehman, at Cranford, N J. 233d st, n w cor Herkimer pl, 50.6x97x50x89.7. Jan 16, 1 yr, 6%. Jan 20, 1911. 12:3363. 1,500

Cleland (J & M) Bldg Co, 242 E 240th st, to Geo E Buckbee, 1941 Grand Boulevard & Concourse. Hughes av (Jefferson), w s, 200 n 180th st (Samuel), 100x195, except part for Hughes av, P M. Prior mt \$11,000. Jan 10, due, &c, as per bond. Jan 23, 1911. 11:3070. 2,900

Curran, Cath to Anne Pyne, 208 W 184th st. Mt Vernon av, e s, 191.7 n 233d st, 53.2x105.1x irreg x119; Napier av, w s, 97 s 235th st, 50x100. Jan 16, 1 yr, 6%. Jan 21, 1911. 3,000

Cornish, John W to MT MORRIS BANK, 81 E 125th st. 138th st, s s, 600 e Willis av, 16.8x100. Jan 20, 1 yr, 6%. Jan 21, 1911. 9:2282. 14,000

Cioffi Co to Manhattan Mortgage Co, 200 Bway. Bryant av, w s, 300 n Freeman st, 50x100. Prior mt \$—. Jan 26, 1911, due, &c, as per bond. 11:2994. 32,000

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:2994. —

C K Realty Co to COLUMBIA TRUST CO, 135 Bway, trustee Frederic K Agate. 178th st, No 936, s w s, 149 n w Vyse av, runs s w 142.6 x s e 50.3 x n e 142.6 to st, x n w 49 to beg. Jan 26, 1911, 2 yrs, 5½%. 11:3126. 37,000

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:3126. —

Same to Mary Gabryel, 936 E 178th st. Same property. Prior mt \$37,000. Jan 26, 1911, 3 yrs, 6%. 11:3126. 8,000

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:3126. —

Carr Building Co to Edwd F Cole, 301 W 106th st. Ogden av, Nos 1209 to 1215, w s, 164.1 s 168th st, runs w 95 x n — x n w — to pt 100 w Ogden av, x n 33.5 x e 97.6 to av, x s 76.10 to beg. Jan 19, 3 yrs, 5½%. Jan 26, 1911. 9:2528. 14,000

Same to same. Same property. Certificate as to above mt. Jan 19, Jan 26, 1911. 9:2528. —

Corbley, Jno to Park Mort Co, 41 Park row. Mosholu av, n w cor Old Albany Post rd, 169.2x100x185x128. Jan 25, 3 yrs, 6%. Jan 26, 1911. 13:3423. 6,000

Defeo Realty Co to Eliz Wright, at White Plains, N Y. Arthur av, e s, 95 n 188th st, 25x81.6x25x81.8. Jan 21, 3 yrs, 5½%. Jan 23, 1911. 11:3077. 10,000

Same to same. Same property. Certificate as to above mt. Jan 21, Jan 23, 1911. 11:3077. —

Dooley, Annie to TITLE GUARANTEE & TRUST CO. Cauldwell av, No 965, w s, 38 n 164th st, 20x59.11. Jan 23, 1911, due, &c, as per bond. 10:2622. 4,500

Daab, Georgina to Idah J Wright, 123 W 120th st. 3d av, w s, 123 n 166th st, 26.5x198.4x24.6x201.1. Jan 10, due, &c, as per bond. Jan 23, 1911. 9:2371. 5,000

*Dreyer, Henry, 914 Leggett av, to Austin Kimball, of Clearwater Harbor, Fla, trustee Timothy C Kimball. Theriot av, w s, 120.9 n Westchester av, 50x100; Theriot av, w s, 220.9 n Westchester av, 50x100. P M. Jan 21, due July 15, 1912, 5%. Jan 23, 1911. 2,700

De Blasi, Alfonso to Helen J Woodhouse, 28 So 11th av, Mt Vernon, N Y. Honeywell, n w s, 221 n 180th st (Samuel), 22x150; Honeywell av, w s, 142.2 n 180th st, 42x140.3; Honeywell av, n w s, 199 n e 180th st, 22x150, except part for av. Prior mt \$10,700. Jan 23, due July 1, 1911, 6%. Jan 24, 1911. 11:3124. 1,150

*Donnelly, Jas E to Agnes K Malone, 1739 Garfield st. Byron st, e s, 75 s Whitehall pl, 25x100. Jan 23, 3 yrs, 5½%. Jan 25, 1911. 4,200

Ernst, John F & Louisa Voepel to Amory Eliot, 131 State st, Boston, Mass, & ano exrs, &c, Rollin H Lynde. Stebbins av, e s, 108.9 n Freeman st, runs e 164.7 x s 0.10 x e 39.11 x n 1.7 x e 21.10 x n 67.8 x w 5 x n 150 x w 87.2 x s 68.4 x s w 13 x s w 25 x s w 50 x s w 25 x w 126.11 to av x s 25 to beginning. Jan 23, 1911, 3 yrs, 5½%. 10,500

Esselhorn, Wm H & George Rathgeber to Geo C Dawson, 660 E 175th st. Herkimer pl, w s, 89.6 n 233d st, 50x239 to Mt Vernon av x2.10x256.4. Jan 16, 1 yr, 6%. Jan 21, 1911, 12:3363. 2,500

*Ford, Mary to Charles P Hallock at Honeywell av, s e cor 180th st. Sth st, n s, 271 w Av D, 33.4x108, being part lot 184 map Unionport. P M. Jan 21, 3 yrs, 5%. Jan 23, 1911. 1,500

Fell, Richd J, of Watchung, N J, to Hugo Lehman, Cranford, N J. 233d st, n w cor Napier av, 25.3x99.7x25x96. Jan 16, 1 yr, 6%. Jan 20, 1911. 12:3363. 1,200

Ferguson, Minnie to Hugo Lehman, at Cranford, N J. 233d st, n s, 25.3 w Napier av, runs w 25.3 x n 103.4 x w 50 x n 25 x e 100 to Napier av x s 25 x w 25 x s 99.7 to beginning. Jan 16, 1 yr, 6%. Jan 20, 1911. 12:3363. 2,000

*Faggelle, Antonetta, Jersey City, N J, to Wessels Ryerson, 200 Waverly pl. Barnes av, s w cor 222d st, 89x130. Prior mt \$—. Jan 19, due July 1, 1911, 6%. Jan 23, 1911. 500

Frey, Bertha to Jessie Neil, 74 W 131st st. Southern Boulevard, e s, abt 125 n Freeman st, 53.6x100x44.3x101.6. 2 P M mts, each \$6,000. Jan 19, due, &c, as per bond. Jan 20, 1911. 11:2980. 12,000

Froh, Olga to Helena Stoehr, 336 E 135th st. 170th st, No 450, s s 101.5 e Park av, 16x89.10. Jan 23, 5 yrs, 5%. Jan 24, 1911. 11:2901. 3,000

*Feins, David D, 745 Jennings st, with Emma L Chidsey at West Newton, Mass. Lots 18 & 19 block 7 map Sec A Edenwald. Extension of \$900 mt until Oct 1, 1913 at 6%. Jan 12, Jan 24, 1911. nom

Grobli, J Arnold, 307 W 4th st, with Concord Av Realty Co, 230 Grand st. Concord av, n e cor 150th st, 40x94. Extension of \$35,000 mt until July 1, 1915, at 5%. Jan 19, Jan 20, 1911. 10:2642. nom

Galewski, Rita, 248 W 112th st, to Bernard Galewski, 26 W 120th st. Courtlandt av, No 681, w s, 50 s 154th st, 25x100. Jan 3, 1 yr, 6%. Jan 20, 1911. 9:2413. 1,000

Gundlach, Henry to Therese P Taupier, 542 W 112th st. Boscobel av, s w cor Shakespeare av, runs s 13 x w 95 x n 79.10 to Boscobel av x e 116.1 to beginning. Jan 24, due, &c, as per bond. Jan 25, 1911. 9:2520. 6,000

Guttag, Leopold to LAWYERS TITLE INS & TRUST CO. 3d av, w s, 210 s 175th st, 108.1x112.6x108.1x112.10. Jan 25, 1911, 5 yrs, 5%. 11:2922. 30,000

Graham, Angeline, 214 W 131st st, with Leopold Guttag, 894 Jackson av. 3d av, w s, 210 s 175th st, 102.2x113x108.1x113. Extension of \$9,000 mt until Jan 25, 1916, at 5½%. Jan 25, 1911. 11:2922. nom

Same with LAWYERS TITLE INS & TRUST CO. Same property. Subordination agreement. Jan 25, Jan 26, 1911. 11:2922. nom

*Henning, Mary M to Leonora Morreau, 2331 E 55th st, Cleveland, Ohio. Westchester av, s e cor Castle Hill av, runs e 51.9 x s 161.10 x w 18.5 to Castle Hill av x n 157.6 to beginning. Jan 21, 1911, due, &c, as per bond. 2,000

Hurst, Timothy to Hugo Lehman, at Cranford, N J. Mt Vernon av, s e cor 235th st, runs s 80.10 x e 116 x s 25 x e 25 x n 95 to 235th st x w 104.8 to beginning. Jan 16, 1 yr, 6%. Jan 20, 1911. 12:3363. 4,000

*Henninger, Gustave A, 2133 Gleason av, to Auguste Helmstetter, 2253 Watson av. Gleason av (12th st), n s, 305 e Olmstead av (Av D), 25x108. Prior mt \$4,250. Jan 24, 3 yrs, 6%. Jan 25, 1911. 500

Halbe, Chas, 529 Manhattan av, with Bodo von Mauderode, at s w cor Crotona av & 187th st. Fulton av, n w s, 216.8 s w Bayard st, 2 lots, each 16.8x100. Extension of 2 mts each for \$2,000 to Jan 4, 1916, at 4½%. Jan 23, 1911. 11:3075. nom

Hirsch, Frances, 2981 Briggs av to HARLEM SAVINGS BANK, 124 E 125th st. Briggs av, w s, 106.11 s 201st st, 25x110. Jan 25, 3 yrs, 5%. Jan 26, 1911. 12:3303. 6,000

Jacobson, David, 340 E 18th st, with Albert H Atterbury, at Plainfield, N J, as trustee Henry J Baker. Longwood av, No 886. Subordination agreement. Jan 15, Jan 26, 1911. 10:2688 & 2695. nom

Kemp, Jones Realty Co to Margt Knox, 478 Mott av. Anderson av, No 950, e s, 227.6 n Jerome av, 40.2x107x43.5x90.6. Prior mt \$30,000. Jan 26, 1911, 1 yr, 6%. 9:2504. 5,000

Same to same. Anderson av, No 952, e s, 267.9 n Jerome av, 43x 119.6x30.5x107. Prior mt \$35,000. Jan 26, 1911, 1 yr, 6%. 9:2504. 4,500

Same to same. Anderson av, Nos 950 & 952, e s, 227.6 n Jerome av, 83x—. Certificate as to 2 mts aggregating \$9,500. Jan 26, 1911. 9:2504. —

*Kelly, Edw H, 2971 Valentine av to Augusta M de Peyster, 11 E 86th st. White Plains road, w s, 100.3 n Nereid av, 38.10x137.10 x30.5x135.10, except part for road. P M. Jan 11, 3 yrs, 5%. Jan 26, 1911. 3,000

Keil, Henry F to LAWYERS TITLE INS & TRUST CO. Creston av, s w cor 191st st, runs w 285.8 to Morris av x s 100 x e 292.11 to Creston av x n 100.3 to beginning. Jan 25, 1911, 3 yrs, 5½%. 11:3175. 30,000

Kohm, Jacob to Edw McK Whiting, 606 W 116th st, exr, &c, Annie J Sutherland. Honeywell av, w s, 206.3 s 180th st, 22x140.3. Jan 24, 3 yrs, 5%. Jan 25, 1911. 11:3123. 5,500

Same to same. Honeywell av, w s, 228.3 s 180th st, 22x140.3. Jan 24, 3 yrs, 5%. Jan 25, 1911. 11:3123. 6,000

Kornberg, Louis to Reyam Realty Co, 901 Prospect av. Beck st, No 861, w s, 550 n Longwood av, 40x100. P M. Prior mt \$24,000. Jan 20, due Sept 15, 1915, 6%. Jan 21, 1911. 10:2710. 6,000

Kank Realty Co with Chas Bjorkegren, Inc. Webster av, No 2101, w s, 262 n 180th st, 17x100x20.11x100.1. Extension of \$4,000 mt until Jan 10, 1913, at 6%. Jan 10, Jan 23, 1911. 11:3143. nom

Korth, Margt of Allentown, Pa to Realty Federation of N Y, 119 Nassau st. Intervale av, No 1234, s e s, 219.4 n e Home st, runs s e 59.1 x n 26.3 x w 51.1 x s 24.10 to beg. Prior mt \$8,000. Oct 30, 1909, 4 yrs, 6%. Jan 20, 1911. 11:2974. 3,000

Kank Realty Co with Louise Booss at Long Branch, N J. Webster av, No 2099, w s, 229 n 180th st, 33x100. Subordination agt. Jan 10, Jan 20, 1911. 11:3143. nom

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*Koeper, Jno H, 675 E 223d st to Archibald A Skillman, 3349 Olinville av, 223d st, n s, 230 w White Plains rd, 25x114. Jan 23, 3 yrs, 5½%. Jan 24, 1911. 4,500

Keil (Francis X) Co to Geo F Chamberlin, at Harrison, N Y, trustee Anne Bishop. Minford pl, w s, 162.6 s 172d st, 37.6x100. Jan 25, 1911, 3 yrs, 5½%. 11:2977. 28,000

Same to same. Same property. Certificate as to above mt. Jan 20, Jan 25, 1911. 11:2977. —

Same to Jacob B Baum, 112 W 72d st. Minford pl, w s, 125 s 172d st, 37.6x100. Ja n25, 1911, 3 yrs, 5½%. 11:2977. 28,000

Same to same. Same property. Certificate as to above mt. Jan 20, Jan 25, 1911. 11:2977. —

Lopard, Nicholas, 883 Trinity av, to Helen O'Connor, 1421 Longfellow av. Longfellow av, No 1321, w s, 200 n Freeman st, 25x100. P M. Prior mt \$4,500. Jan 20, 2 yrs, 6%. Jan 21, 1911. 11:2999. 2,800

Lawyers Mortgage Co with Jas L Van Sant. Bergen av, No 494. Extension of \$17,000 mt until Nov 18, 1913, at 5%. Dec 23. Jan 21, 1911. 9:2292. nom

Lawyers Mortgage Co with Cath A Mullen. Union av, No 1075. Extension of \$6,000 mt until Jan 30, 1916, at 5%. Dec 28. Jan 21, 1911. 10:2670. nom

Lawyers Mortgage Co with Gustave S & Max S Boehm. Willis av, No 288. Extension of \$7,500 mt until Dec 27, 1913, at 5%. Dec 20. Jan 21, 1911. 9:2284. nom

Lyons, Margt, 457 E 184th st, to T Mulhare Const Co, 790 E 181st st. 181st st, s s, 100 w Mapes av, 42.3x59x45.3x59. Jan 21, due, &c, as per bond. Jan 23, 1911. 11:3110. 3,000

Lamberti, Pasquale to Agnes K M Mulligan. 233d st, n s, 50.6 w Herkimer pl, 25.3x100.7x25x97. P M. Dec 19, 1907, due, &c, as per bond. Jan 21, 1911. 12:3363. 330

Lohse, Katie J, 1249 Gerard av to Sadie I Carlew, 17 W 122d st & ano. Gerard av, w s, 264.7 n 167th st (James), 25x125. Jan 24, 1911, due &c as per bond. 9:2489. 7,500

La Porte, Delia to TITLE GUARANTEE & TRUST CO. Anthony av, No 1935, w s, 40 n Echo pl, 60x95. Jan 25, 1911, due, &c, as per bond. 11:2810. 5,000

Levinson, Leo to Jane M Dollinger, 279 W 132d st. Franklin av, s e s, 400 s w Jefferson pl, 61.4x145, also at line bet lots 101 & 104 map Morrisania, runs n e 36.4 x s e 145 x s w 61.4 x n w 145 x n e 25 to beginning part lots 101 & 104 same map. Prior mt \$10,000. Jan 20, 1911, 1 yr, % as per bond. 11:2933. 2,200

Langtree, Geo R with GERMANIA FIRE INS CO, 68 William st. Prospect av, No 719, w s, 125.1 n Dawson st, 25x103.11x25x104.9 n s. Subordination agreement. Jan 12. Jan 25, 1911. 10:2675. nom

Liberty Investing Co to Bell A Davol, 18 Irving pl, Bklyn, N Y. Walton av, w s, 149.8 n 184th st, 19.10x96.5. Jan 26, 1911, 3 yrs, 5%. 11:3188. 6,500

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:3188. —

Mueller, Conrad with Emil A J Scheringer, 1757 Monroe av, Eagle av, e s, 62.6 n 161st st, 18.9x100. Extension of \$7,500 mt until Jan 15, 1916, at 5%. Jan 19. Jan 20, 1911. 10:2627. nom

McKiernan, Francis E, 325 E 69th st, to Hugo Lehman, at Cranford, N J. Washington av, e s, 28 n 178th st, 27x91.10x27x91.9. Jan 20, 1 yr, 6%. Jan 21, 1911. 11:3044. 2,500

Mayer, Lillie, of Yonkers, N Y, to Jacob Buttner, 345 E 51st st. 142d st, n s, 475 e Willis av, 25x100. Jan 20, 3 yrs, 5%. Jan 23, 1911. 9:2287. 5,200

Same with same. Same property. Subordination agreement. Jan 20, Jan 23, 1911. 9:2287. nom

Mile Square Road Realty Co to Geo Brown & Co, 270 Passaic st, Newark, N J. 233d st, n e cor Mt Vernon av, 172.6x108.1x131.4 x138.10. P M. Jan 20, 3 yrs, 5%. Jan 21, 1911. 12:3363. 7,000

Same to same. 233d st, n s, 75.9 w Herkimer pl, 50.6x108.1x50 x100.7 P M. Jan 20, 3 yrs, 5%. Jan 21, 1911. 12:3363. 2,000

Moral, Bernhard to Hugo Lehman, at Cranford, N J. 235th st, s w cor Herkimer pl, runs w 25 x s 95.5 x w 65 x s 25 x e 90.1 to Herkimer pl x n 120 to beginning. Jan 16, 1 yr, 6%. Jan 20, 1911. 12:3363. 1,500

Meysers, Jacob, of Newark, N J, to Gustav Galiani, 244 Mulberry st, Weeks av, No 1652 (1656), e s, 115 s 173d st, 20x95. Prior mt \$7,000. Jan 20, due, &c, as per bond. Jan 23, 1911. 11:2792. 3,000

Mortgage & Transfer Co to John H Austin, 237 North High st, Mt Vernon, N Y. Bryant av, Nos 1342 to 1346, e s, 65 s Jennings st, 3 lots, each 20x100. 3 P M mts, each \$1,250. 3 prior mts \$8,000 each. Jan 24, due May 1, 1912, 6%. Jan 25, 1911. 11:2999. 3,750

Mosholu Realty Co to Grace S Whiting, 4 W 47th st. Aqueduct av, e s, 76 s Fordha mpl, 25x104.9x25x100.6. Jan 19, 3 yrs, 6%. Jan 20, 1911. 11:3210. 1,500

Mosholu Realty Co to Grace S Whiting. Aqueduct av, e s, 76 s Fordham pl, 25.4x104.9x25x100.6 n s. Certificate as to mt for \$1,500. Jan 18. Jan 20, 1911. 11:3210. nom

McNulty, Jno to Eliz M Fitzpatrick admx Adah M McDermott, 882 St Nich av. Tremont av or 177th st, s s, 100.6 w So Boulevard, 50x100. Prior mt \$—. Jan 23, 3 yrs, 6%. Jan 24, 1911. 11:2960. 3,500

*Melrose Realty Co to J Romaine Brown, 340 Convent av. 223d st, s s, abt 238 w Laconia av, 25x127.8x30.2x144.5 & being lot 321 map 329 lots part Schieffelin Est. Jan 3, 3 yrs, 6%. Jan 24, 1911. 700

Same to same. Same property. Certificate as to above mt. Jan 24, 1911. —

*Melrose Realty Co to Nicola Galante, 566 E 187th st. 230th st, n e s, 250 s e 6th av or st, 50x114.5. Jan 20, due July 21, 1913, 6%. Jan 26, 1911. 450

*Melnik, Ike to Albt Weiser, 651 Elton av. Plot begins 740 e White Plains road at point 515 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. Prior mt \$4,000. Jan 25, 2 yrs, 6%. Jan 26, 1911. 1,500

McGowan, John, 863 Home st, to Jno Collins, 309 W 33d st, gdn Estelle Collins. 169th st, s w s, 63.5 n w Fox st, runs s w 63.11 x s 15 x w 26.2 x n 30 x n e 67.2 to 169th st, x s e 30 to beg. Jan 11, due, &c, as per bond. Jan 26, 1911. 10:2718. 2,200

*Noe, Chas to Herman Menaker, 428 E 157th st, Bolton av, e s, 275 N 151st st, 125x100; 151st st or Patterson av, n s, 25 w White Plains rd or av, 50x100x500?x100, probably means 50. P M. Jan 23, 3 yrs, 5%. Jan 24, 1911. 3,000

*Olsen, Peter, 1816 Pilgrim av, to Anna M Crawford, 2204 Creston av. Pilgrim av, No 1816, e s, 133 n Pelham road, 50x100. Jan 21, due Dec 1, 1912, 5½%. Jan 23, 1911. 1,000

Oakley, Robt H, 255 W 108th st, as trustee Thomas F Cock with Katie H Hebron, 897 Eagle av. Eagle av, No 897, w s, 62.6 n 161st st, —. Extension of \$7,500 mt until Jan 17, 1914, at 5½%. Jan 17. Jan 26, 1911. 10:2620. nom

Purrrington, Sarah D, of Bronxville, N Y, to Edna H Johnson, 2071 5th av. Faile st, e s, 150 s Seneca av, 50x100. Jan 20, 3 yrs, 5%. Jan 23, 1911. 10:2761. 1,500

*Paolillo, Carmelo wife of & Joseph Paolillo to Adolph Garmise, SO E 116th st. Van Nest av, n e cor Mad st, 25x100. Prior mt \$5,000. Jan 20, 3 yrs, 6%. Jan 23, 1911. 2,000

Potter, Susie, of White Plains, N Y, to TITLE GUARANTEE & TRUST CO. 175th st, No 495, n s, 53.11 w Bathgate av, 18.6x85. Jan 21, due, &c, as per bond. Jan 23, 1911. 11:2917. 2,000

Penna, Antonia to Louis Gates, 1220 3d av. Arthur av, Nos 2426 & 2428, s e cor 188th st, 62x82.7x62x82.4. P M. Jan 19, 3 yrs, 6% Jan 20, 1911. 11:3077. 6,700

Randrup, Carl E to AMERICAN SAVINGS BANK, 115 W 42d st. 175th st, No 486, s s, 76.10 w Wash av, 18.8x103.9x18.8x103.10. Jan 19, 3 yrs, 5½%. Jan 21, 1911. 11:2916. 4,500

Reynolds, G Emily, 268 W 84th st, with Louis P Mendham. Teasdale pl, s s, 425 w Cauldwell av (Grove av), 100x100. Extension of \$8,000 mt until Jan 1, 1914, at 5%. Jan 17. Jan 20, 1911. 10:2621. nom

Reilly, Margt to Philip Schrump, 344 E 56th st. Macombs rd (Old Macombs Dam rd), w s, 50 n 170th st, 50x112.6, except part for sts. Prior mt \$—. Jan 23, 5 yrs, 6%. Jan 24, 1911. 11:2857. 3,100

Ryan, Wm, Sr, 834 E 147th st, to Foster L Haviland, 6 Morning-side av, trustee Fisher F Valentine. 147th st, s s, 16.8 e So Boulevard, 33.6x100. Dec 1, 3 yrs, 6%. Jan 26, 1911. 10:2600. 2,100

Roemer, Wm A to TITLE GUARANTEE & TRUST CO. 234th st, No 517, n s, 125.4 e Vireo av, 25x100. Jan 25, 1911, due, &c, as per bond. 12:3396. 2,500

Ryan, Jas J to John Theall, 71 E 84th st. Grand av, e s, 100 n North st, 25x100. Jan 25, 1911, 3 yrs, 6%. 11:3198. 1,500

Rumpf, Jacob, 719 Prospect av to GERMANIA FIRE INS CO, 62 Wm st. Prospect av, w s, 125.1 n Dawson st, 25x104.9x25x103.11. Jan 24, 1911, due &c as per bond. 10:2675. 15,000

Reiner, Herman to Thos F McLaughlin, 173 Alexander av. Oakland pl, s s, 125 w Clinton av, 25x100. Jan 19, 1 yr, 6%. Jan 24, 1911. 11:3095. 1,000

Rosenfeld, Flora to Beck St Realty Co, 836 Westchester av. Beck st, No 818, e s, 100 n Longwood av, 36.11x100. P M. Prior mt \$18,000. Jan 23, 1911, 4 yrs, 6%. 10:2709. 4,500

Robinson, Julia H to Edw L Partridge, at Cornwall on Hudson, exr Gertrude D Partridge. Hughes av, e s, 287.11 n 181st st, 16.8x95. Jan 23, 1911, 3 yrs, 5%. 11:3082. 3,100

Smyth, Hugh D to Ellen Sinnott, 100 Hamilton pl, et al. Tiffany st, n w cor 167th st, 92.11x94.5x109.2x75.1. P M. Jan 16, 1 yr, 5%. Jan 23, 1911. 10:2706. 14,500

Sandblom, Hilda E to Christina A Boss, 280 E 134th st, & ano trustees Anton Boss. 134th st, No 280, s s, 125 e Lincoln av, 25 x100. P M. Jan 20, 5 yrs, 5%. Jan 23, 1911. 9:2309. 6,500

Seattle Realty Co & JEFFERSON BANK with Isidor Samuels, 601 W 110th st. Trinity av, w s, 126 s 160th st, 40x102.1. 2 subordination agreements. Jan 17. Jan 23, 1911. 10:2630. nom

Seattle Realty Co to Isidor Samuels, 601 W 110th st. Trinity av, w s, 126 s 160th st, 40x102.1. Certificate as to mt for \$29,000. Jan 17, Jan 23, 1911. 10:2630. —

Santini, Annuccio to KNICKERBOCKER TRUST CO, 60 Bway. Westchester av, s s, 128 e Bergen av, 100x89.8x117.8x152.4. Given as collateral security for note. Prior mt \$35,000. Jan 20, due, &c, as per bond. Jan 23, 1911. 9:2294. 10,000

Seattle Realty Co to Isidor Samuels, 601 W 110th st. Trinity av, w s, 126 s 160th st, 40x102.1. Prior mt \$—. Jan 17, 5 yrs, 5½%. Jan 21, 1911. 10:2630. 29,000

Success Constn Co to City Mort Co, 15 Wall st. Wilkins av, w s, 182.11 n Jennings st, runs w 109.10 x n 40 w 7.2 x n 40 x e 102.8 to av, x s 81.3 to beg. Bldg loan. Jan 26, 1911, demand, 6%. 11:2965. 54,000

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:2965. —

Seattle Realty Co to LAWYERS TITLE INS & TRUST CO. 160 Bway. Trinity av, w s, 46 s 160th st, 80x102.1. Certificate as to two mts for \$27,000 each. Jan 18. Jan 26, 1911. 10:2630. —

Same to Max J Kramer. Same property. Certificate as to two mts for \$8,000 each. Jan 18. Jan 26, 1911. 10:2630. —

*Thiede, Wm C & Christian Eichner exrs Wm Thiede to Adaline H Dodge, 18 Locust st, Flushing, L I. 2d av, w s, at line bet lots 1109 & 1108, runs w 210 to Railroad terrace, x s 84.6 x e 105 x s 25 x e 105 to av, x n 109.6 to beg, being part lot 1152, map Wakefield. Jan 23, due June 1, 1914, 5½%. Jan 26, 1911. 10,000

Trask, Bldg Co to N Y TRUST CO, 26 Broad st. So Boulevard, s e cor 174th st, 50x100. Jan 26, 1911, 5 yrs, 5%. 11:2983. 60,000

Same to same. Same property. Certificate as to above mt. Jan 26, 1911. 11:2983. —

Tully Constn Co to 953 Whitlock av to Arthur Stern, 250 w 73d st. Intervale av, e s, 86.5 s 165th st, 37.6x100. Jan 20, 1911, 5 yrs, 5%. 10:2704. 31,000

Same to same. Same property. Certificate as to above mt. Jan 20, 1911. 10:2704. —

TITLE GUARANTEE & TRUST CO with Mary Haak & Sophie Schulze, 1321 Vyse av. Vyse av, No 1321. Extens \$7,500 mt until Jan 16, 1914, at 5%. Jan 16. Jan 20, 1911. 11:2987. nom

*Tressel, John E to Mary S Bahrenburg, 3600 Woodlawn road. 223d st (9th av), s s, 80 w White Plains road, 25x114. Jan 21, 3 yrs, 6%. Jan 23, 1911. 1,000

Taylor, Fanny T, 618 South Bway, Yonkers, N Y, to Edward F Cole, 301 W 106th st. Bainbridge av, n w cor Mosholu Parkway, 62.10x100x35.1x103.10. Jan 20, due, &c, as per bond. Jan 23, 1911. 12:3355. 4,000

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- Treupel, Antonia, of Mamaroneck, N Y, to Mary C Varian, 741 E 232d st. Webster av, n s, 360 w 205th st, 75x112.5. Jan 20, 3 yrs, 6%. Jan 21, 1911. 12:3353. 4,000
- Union Tinton Impt Co & Kramer Contracting Co with John T Underwood, 336 Washington av, Bklyn, N Y. Union av, w s, 236.10 n 163d st. —. Subordination agreement. Jan 21, Jan 25, 1911. 10:2669. nom
- William Const Co to Bellwood Const Co, 119 Nassau st. Wilkins av or pl e s 188.1 n So Boulevard 20x58.4x49x42.3; Wilkins av or pl e s 208.1 n Southern Boulevard 20x75.9x34x58.4. Prior mt \$15,000. Jan 20, 1 yr, 6%. Jan 21, 1911. 11:2976. 2,000
- Same to same. Same property. Certificate as to above mt. Jan 20, Jan 21, 1911. 11:2976.
- Whisten (S A) Const Co to Geo H Corey, 256 W 136th st, & ano trustees under deed of trust. Ryer av, s e cor 180th st, runs s 34.5 x e 65 x e 37.9 x n 25 to st x w 104.6 to beginning. Jan 9, 3 yrs, 5½%. Jan 21, 1911. 11:3144 & 3149. 23,500
- Same to same. Same property. Certificate as to above mt. Jan 9, Jan 21, 1911. 11:3144 & 3149.
- Wembacher, Christian W, to GERMAN SAVINGS BANK, 157 4th av. Willis av, No 228, e s, 75 n 137th st, 25x75. Jan 20, 1 yr, 5%. Jan 21, 1911. 9:2282. 3,000
- *Westchester Exempt Firemans Assoc, 3330 White Plains av, to Mary J Story, 245 So 5th av, Mt Vernon, N Y, extrd Edw Story. White Plains rd, s e cor Bartholdi av, 25.1x108.8x25x111.3, except part for Bartholdi av. Jan 23, due, &c, as per bond. Jan 24, 1911. 1,500
- White, Laura T of Morristown, N J, with Dominick & Mary Bernero. 147th st, No 532 E. Extens \$13,500 mt until Jan 31, 1914, at 5%. Dec 29, Jan 20 1911. 9:2273. nom
- Whisten (S A) Const Co to Sarah Behringer admx Ellen E Gemmel, 1219 Dorchester rd. Ryer av, s e cor 180th st, runs s 34.5 x e 65 x e 37.9 x n 25 to 180th st. x w 104.6 to beg. Prior mt \$23,500. Jan 9, 3 yrs, 6%. Jan 24, 1911. 11:3144 & 3149. 4,400
- Same to same. Same property. Certificate as to above mt. Jan 9, Jan 24, 1911. 11:3144 & 3149.
- Widmann, Wm Jr to Ignatz M Rottenberg, 105 W 118th st & ano. Woodlawn rd, e s, 78.5 s Hull av, 26.1x119.3x25x111.7. P M. Prior mt \$1,200. Jan 23, due July 23, 1913, 5%. Jan 24, 1911. 12:3349. 1,600
- Widmayer, Arthur at E Rutherford, N J, to Chas A Locke, 87 Winthrop st, Bklyn, N Y. 138th st, No 415, n s, 133.4 e Willis av, 16.8x100. P M. Prior mt \$4,500. Jan 20, 1911, due, &c, as per bond. 9:2283. 3,000
- *Westchester Woodworking Co to Arnold Timmerhaus, 2123 Gleason av. Sand st (Jefferson), w s, 100 n Starling av (Railroad) 25x265.6x22.6x125, Unionport. Jan 19, 5 yrs, 6%. Jan 20, 1911. 6,500
- *Same to same. Same property. Certificate as to above mt. Jan 19, Jan 20, 1911.
- Werfelman, Wm H to Wm Dittenheimer, 1131 Forest av. 198th st, n s, 155.3 e Briggs av, 51.9x100.3x50x113.7; Bainbridge av, n w s, at n e s 198th st, late Travers st, 93.1x39.6x100.3x29.11. Prior mt \$5,000. Jan 23, 1911, 1 yr, 4½%. 12:3296. 8,000
- *Waldron, Saml R at Rockville Centre, L I, to Geo Retz, 423 E 162d st. Rosedale av, n e cor Merrill st, 50x100. Jan 19, 3 yrs 5½%. Jan 23, 1911. 2,500
- *Watson, Thos B, 2619 Walker av, to Dora L Schreiber, 1046 Greene av, Bklyn, N Y. Minnieford av, e s, 125 n Cross st. 50x260 to L I Sound, x—x247, City Island. Jan 21, 3 yrs, 6%. Jan 24, 1911. 1,500

JUDGMENTS IN FORECLOSURE SUITS.

- Jan. 19.
131st st, s s, 90 e Old Broadway, 42.7x83.5. Ernest T Blume agt Aqueduct Construction Co; Maurice Steiner, att'y; Edw S Fowler, ref. (Amt due, \$4,872.90.)
- Jan. 20.
Lots 115 & 116 map of Tremont Heights, Bronx. Solomon C Lamport agt Hyman Goldberg et al; Samuel Hellinger, att'y; Robert S Conklin, ref. (Amt due, \$1,458.20.)
- 76th st, No 226 East. Catharine E Weber agt Abraham Rukofsky; Forster, Hoatling & Klenke, att'ys; James Kearney, ref. (Amt due, \$15,829.22.)
- Jan. 21.
No judgments in foreclosure filed this day.
- Jan. 23.
76th st, No 228 East. Catharine E Weber agt Reuben Mirsky et al; Forster, Hoatling & Klenke, att'ys; James Kearney, ref. (Amt due, \$15,829.22.)
- 187th st, s s, 83 e Tiebout av, 40.5x50.1. John S Sutphen et al agt Theresa Schaefer; Moses, Morris & Henderson, att'ys; Arthur M Levy, ref. (Amt due, \$7,340.28.)
- Jan. 24.
College av, w s, 150 n 165th st, 22x92. Lillie B Lillenthal agt Clara Zanderer et al; Cigmund Weschler, att'y; Geo F Langbein, ref. (Amt due, \$9,359.16.)
- Goerck st, No 68. Morris Bloch et al agt Hyman Ringel; A Fred Silverstone, att'y; John J Lordan, ref. (Amt due, \$5,081.46.)
- 117th st, s s, 50 w 2d av, 40x58.5. Belle G Bernheimer agt Laurenzana Real Estate Co; Sigmund Wechsler, att'y; Herman Joseph, ref. (Amt due, \$25,659.72.)
- Perry st, No 129. Rexton Realty Co agt Nathan Randell et al; Kurzman & Frankenheimer, att'ys; Joseph A Warren, ref. (Amt due, \$5,611.83.)
- Jan. 25.
Ridge st, Nos 2 & 4. State Bank agt Urry Goodman; Jerome A Kohn, att'y; Henry Smith, ref. (Amt due, \$29,958.79.)
- 96th st, No 206 West. Lewhenwill Co agt Mary B Cunningham et al; Samuel Zuckerman, Jr, att'y; Gerald Morral, ref. (Amt due, \$783.75.)
- Madison av, No 1988. Wesley A Tyson agt Louis H Perlman; Wm C Orr, att'y; Gilbert H Montague, ref. (Amt due, \$16,573.60.)
- Jan. 26.
111th st, n s, 183 w 7th av, 17x100.11. Wm Henkel trustee agt Newman Grossman et al; action to declare conveyance void; att'ys, Seyfarth, Gunkel & Seyfarth.
- 116th st, No 610 West. Jos A Canzonery agt Larkin Thompson Realty Co; action to declare lien; att'ys, Davis, Symmers & Schreiber.
- Whittier st, w s, 100 n Garrison av, 35x120. Rudolf Gersmann agt Mary Walpole; action to foreclose mechanics lien; att'ys, Katz & Sommerich.
- 29th st, No 223 West. Concord av, n e cor 149th st, 44x100.10. Stebbins av, Nos 1362 to 1366. 147th st, s s, 100 e Prospect av, 50x100. Jos C Rintelen agt Rose D Schaefer et al; action to set aside deed; att'ys, Sproull, Hanmer & Sproull.
- Hester st, No 89. Daniel Jacob et al agt Jacob Braun et al; partition att'y, A G Beyer.
- Grand av, n w cor 1st st, Bronx, 93x152.4x105.6 x144.6. Lazzari & Barton Co agt Effingham I Walgrove et al; specific performance; att'y, E Jacobs.
- Jan. 23.
Ryer av, e s, 208.1 n Burnside av, 24x95.4. Thos Forest agt Mary A Nolan et al; action to foreclose mechanics lien; att'y, S A Syme.
- 84th st, Nos 332 to 350 East. Orchard st, No 192. 8th st, Nos 354 & 356 East. Willett st, Nos 10 & 12. 23d st, No 309 East.
- 2d av, No 81. 84th st, No 351 East. 1st av, Nos 310 & 312, leasehold. Banks & Ferris Co agt Willett G Adams; notice of attachment; att'y, J F Perdue.
- Union av, s w cor New Haven av, 50x100. Thos B Bowne & Son Co agt Mary Deere; notice of levy; att'y, W C Relyea.
- Findlay av, s w cor 165th st, 90.5x191.4. 187th st, n s, 140 w Bathgate av, 24x90. Washington av, n e cor 182d st, 150.6x93x irreg. 188th st, s s, 32 w Bathgate av, 20x90. 188th st, s s, 92 w Bathgate av, 20x95x irreg. 187th st, n s, 100 w Bathgate av, 40x90. 113th st, No 572 West. Nicholas Cavour agt Jessie J Zimmermann; action to compel execution of lease, &c; att'y, H W Fried.
- 187th st, n s, 164 w Bathgate av, 31x90x irreg to 188th st. Louis Marx et al agt Mountain Construction Co; two actions; two notices of levy; att'ys, Morrison & Schiff.
- 97th st, No 150 West. Anna A Ditchett agt Jno J McCarthy et al; action to set aside deed, &c; att'y, R C Korn.
- Southern Boulevard, No 547; two actions. Genaro Foglia agt Jos Picone et al; actions to foreclose mechanics liens; att'ys, Campbell & Freeman.
- Market st, e s, 100.2 n Cherry st, 23x60 and property in Kings County. Christopher Wallace et al agt May A Kearns et al; partition; att'y, I N Williams.
- 83d st, n s, 205 e 10th av, 20x102.2. Meta Crusius agt Augustus Crusius et al; admeasurement of dower, &c; att'y, P A Meagher.
- Jan. 24.
234th st, n s, 185 w Katonah av, 75x200. City of N Y agt Germansky Construction Co; notice of levy; att'y, A R Watson.
- 148th st, n s, 450.3 w Morris av, 24.9x106.6. Jeremiah J Sullivan agt Elizabeth C Loftus et al; partition; att'y, M J Sullivan.
- 160th st, Nos 790 to 794 East. Katie Dettner agt Chas Dettner et al; admeasurement of dower, &c; att'y, J Heiderman.
- Jan. 25.
74th st, Nos 306 to 310 East. 56th st, Nos 234 & 238 East. 56th st, Nos 249 to 255 East. 57th st, No 442 East. 204th st, Nos 2 to 10 East. Barker av, e s, Lots 24 & 25, map of Village of Williamsbridge, 50x125x irreg. 56th st, No 506 East. Marietta E Williams agt Wm Brown et al; admeasurement of dower, &c; att'y, H Joseph.
- 3d av, Nos 4065 to 4071. Saml Moskalik agt Rose Soangenthal et al; amended action to foreclose mechanics lien; att'y, Pantell & Glickstein.
- Heath av, w s, 25 s 230th st, 90x125. Chas Shapiro agt Metzler Building & Construction Co; notice of levy; att'y, F Eder.
- Houston st, Nos 223 & 225 East. Saml Levine agt Sarah Goldberg; breach of contract; att'y, C W Groll.
- Jan. 26.
15th st, No 136 East. People, &c, agt Jacob Spielberg; notice of levy; att'y, C S Whitman.
- Edison av, e s, 300 s Tremont rd, 50x100. 117th st, s s, 200 w 1st av, 25x100.11. Luigi Bufano et al agt Luigi Liffrieri et al; action to set aside two deeds; att'ys, G J Cuoco.
- 12th st, Nos 16 & 18 East. Frank Morell Co agt Julia Fitzgerald et al; action to foreclose mechanics lien; att'y, Foster Cunningham.
- Brook av, No 549. Hurwitz & Finkelstein Iron Works agt Herman Brand et al; action to foreclose mechanics lien; att'ys, Weschler & Rothschild.
- South st, Nos 166 & 168. Front st, No 267. Grand st, Nos 436 & 438. Bowery, No 10; 193. Broome st, No 376; 396. Spring st, Nos 34 & 36. Prince st, No 20. Houston st, Nos 78 & 80 East. Alice L Gautier agt Pierre Lorrillard Jr et al; partition; att'y, T E Hodgskin.
- 60th st, n s, 95 e 3d av, 20x100.3. Jno L Ton-
- nele, Jr, agt Mary A B Hildebrand; action to foreclose vendees lien; att'ys, Herrick, Breckinridge & Carney.
- Jan. 27.
Franklin av, Nos 1392 & 1394. Bertha Holland agt Caroline Uhlig et al; action to declare trust; att'y, H H Kimmel.
- 107th st, s s, 101 w Ams av, 125x100.11. 107th st, s s, 200 w Ams av, 125x100.11. Gould Storage Battery Co agt Ivy Courts Realty Co; notice of attachment; att'ys, Davis, Symmes & Schreiber.
- 152d st, s s, lot 360 map of Village Melrose South, 25x15.2. Nathan Passman agt Longfellow Realty Corp et al; action to foreclose mechanics liens; att'y, Godnick & Wilson.
- Sheil st, s s, lots 697 & 670, map of Laconia Park, Bronx. Thos B Bowne & Son Co agt Robert F Sheil; notice of levy; att'y, W C Relyea.
- 152d st, No 481 East. City of N Y agt Andrea Fasulo; notice of levy; att'y, A R Watson.
- 3d av, n e cor 104th st, 20x100. Peter McGinn agt Isaac Nacht et al; foreclosure of mortgage; att'y, M N Krakover.
- 127th st, n s, 100 w 5th av, 40x99.11. Edw M Johnston et al agt Geo M Archer; action to recover amount, &c; att'y, G W Simpson.
- Jan. 21.
165th st, s s, 18 e Ogden av, 33.10x77.6. 165th st, s s, 23.4 w Nelson av, 16.11x77.6. J Frederic Kernochan agt E Osborne Smith et al; att'y, H F Miller.
- 118th st, No 26 West. Rosa Rothschild agt Julius Litwak et al; att'y, J A Wolf.
- 111th st, n s, 509 w 5th av, 30x100.11. Florence H Corn agt Jno T Martin et al; att'ys, Eisman, Levy, Corn & Lewine.
- Lot 3, map of 63 lots, property of David B Cocks, Bronx. Agnes K M Mulligan agt Pasquale J Lamberti et al; att'y, W G Mulligan.
- 178th st, n s, 100 e Crotona av, 21.7x95. Geo W Moore agt Giosue Galiani et al; att'y, J B Potter.
- Lenox av, No 407. Wm H Rolston et al agt Edw A Perkins et al; att'ys, Geller, Rolston & Horan.
- Cherry st, No 420. Francis A Broderick agt Elizabeth G McArdle et al; att'y, A T Kiernon.
- 21st st, Nos 31 & 33 West. Margaret O Sage agt Acme Building Co et al; att'ys, De Forest Bros.
- Jan. 23.
Av B or Creston av, e s, 50 n 182d st, 50x125. Geo H Culver agt Ellen Johnston et al; att'y, R K Brown.
- Barker av, s e cor Elizabeth st, 50x100. Anna M Hayes et al, trustees, agt Richard O'Hara et al; att'y, R K Brown.
- Monroe st, Nos 4 & 6. Emigrant Industrial Savings Bank agt Emma Moss extrx et al; att'y, R & E J O'Gorman.
- 172d st, s s, 100 e Longfellow st, 25x100. Henry B Hathaway agt Benjamin Viau et al; amended; att'y, A Dession.
- Audubon av, s e cor 188th st, 94.10x95. Title Guarantee & Trust Co agt Chas V Crofts et al; att'y, H Swain.
- Plimpton av, No 1321. Wm W Johnson et al agt Jas C Picken et al; att'ys, Merrill & Rogers.
- Plimpton av, Nos 1311, 1315 & 1317; three actions. Francis G Lloyd et al agt Jas C Picken et al; att'ys, Merrill & Rogers.
- 15th st, n s, 271.8 w 4th av, 33.4x114. Mary Bracht agt Giovanni Antonacci et al; att'ys, Ulo, Reubsamen & Yuzzolino.
- Trinity or Cypress av, n e cor 132d st, 70x75. Augustus Gareiss agt Vito Cardo et al; att'ys, Bergman & Davis.
- Jan. 24.
100th st, No 237 West. Madeleine E Claussen agt Mabel A Ludlam et al; att'ys, Geller, Rolston & Horan.
- Rowland st, w s, 73.6 s Frisbe st, 50x100. Andrew J Bilhoefer agt Mary J Daily; att'y, T Power.



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99th st, s s, 175 e Columbus av, 50x100; two actions. Roschen Lederman agt Herman Alexander et al; att'ys, L & A U Ziner.

138th st, No 869 East. Wm Goetz agt Elise Collier et al; att'y, B F Feiner.

Marcher or Shakespeare av, e s, 225.5 s 169th st, 25x103.5. Edw F Cole agt Chas F R Zuern et al; att'y, W F Wund.

Jackson av, w s, 235.7 s 165th st, 18.3x75. Jas S Flood agt Nellie H Donohue et al; att'y, J P Everett.

97th st, n s, 140 w 1st av, 30x100.11. New York Life Ins & Trust Co agt Louis Lass et al; att'y, J C O'Connor.

Broome st, No 316. Excelsior Brewing Co agt Jno Bauer et al; att'ys, Holm, Whitlock & Scarff.

Jan. 25.

Willett st, No 91. Thos Rothman agt Solomon or Salmon Reiner et al; att'y, F P Trautmann.

Heath av, n w cor 229th st, 249.2x100.6x irreg. Peter Alexander agt Cathleen Turney et al; att'ys, Alexander & Ash.

Water st, Nos 614 & 616. Lewis Krulewich agt Sophie Stoller et al; att'ys, House, Grossman & Vorhaus.

Allen st, e s, 75 n Stanton st, 26.6x87.6. Katharine A Kingsland et al agt David V Bartelstone et al; att'y, F de Foster.

Marmion av, n e cor 176th st, 100x119. Hattie Danhauser agt Katonah Construction Co et al; amended; att'y, S Wray.

71st st, n s, 100 w Av A, 25x102.2. Sarah H Bentley agt Nathan Reisler et al; att'ys, Howland, Murray & Prentice.

Bathgate av, s e cor 178th st, 60.6x93.5x irreg. Junius J Pittman et al agt Oscar Greenbaum et al; att'ys, Parker & Ernst.

So Boulevard, e s, 75 s Jennings st, 50x100. Elizabeth B Rolet agt H U Singh Realty Co et al; att'y, J E O'Brien.

74th st, No 43 East. Lawyers Title Ins & Trust Co agt Chas C Clausen et al; att'ys, Lachman & Goldsmith.

105th st, No 17 East. Lizzie F Brady agt Annie Berkinson et al; att'y, T J Brady.

Jan. 26.

200th st, s s, 57.7 s e Marion av, 50.3x100.5x irreg. Jonathan B Currey agt Katherine Le Brun et al; att'ys, A S & W Hutchins.

119th st, Nos 422 to 426 East. Susan Van Praag agt Frank Mattucci et al; att'ys, Eisman, Levy, Corn & Lewine.

121st st, No 518 East. Wm S Earle agt Jno Carucci et al; att'ys, Greene, Hurd & Stowell.

180th st, n s, 329.6 e Fort Washington av, 50x110. Josephine E Carpenter agt Ferguson Bros Engineering Co et al; att'ys, W B & G F Chamberlin.

134th st, Nos 240 & 242 West. Josephine E Carpenter agt Louis Manheim et al; att'ys, same as above.

235th st, s s, 185 w Katonah av, 75x100.

234th st, n s, 185 w Katonah av, 75x100. Five actions. Central Mortgage Co agt Gernansky Construction Co et al; att'ys, Otis & Otis.

149th st, s s, 175 w 7th av, 100x99.11. Title Guarantee & Trust Co agt Worcester Construction Co et al; att'y, H Swain.

Jan. 27.

150th st, No 819 E. Sarah Levine agt Samuel Barnard et al; att'ys, Kiendl, Smyth & Gross.

106th st, No 227 E. Sophia Gruenstein agt Isidore Silverman et al; att'y, M Sundheimer.

Ernescliff pl, n s, lot 530, map of Opydyke Estate. Henry F Lippold et al agt Annie F Ambra et al; att'y, H F Lippold.

233d st, s s, portions of lots 1023 & 1024 map Village of Wakefield, Bronx. Wm S Jutten agt Willam Lechnyr et al; att'ys, Watson & Kristeller.

82d st, No 52 West. Harold D Watson agt Stronghold Realty Co et al; att'ys, Watson & Kristeller.

Amsterdam av, s e cor 66th st, 20.5x80. Sigmund M Lehman agt Caroline Egner et al; att'ys, Putzel, Stern, Barr & Tyler.

138th st, n s, 242.10 e St Ann's av, 39.3x100. Sidney J Baumann agt Robert C Harding et al; att'y, H Flugelman.

2d av, w s, 24.11 s 128th st, 25x75. Mary L Woodward exr agt Hermine Tanzberger et al; att'y, S Riker, Jr.

99th st, n s, 359 w 1st av, 37x100.11. Mutual Life Ins Co of N Y agt Julius Schweitzer et al; amended; att'y, J McKeen.

Bryant av, w s, 175 s Seneca av, 46.11x100; two actions. Central Mortgage Co agt John Ferguson Co et al; att'ys, Otis & Otis.

114th st, s s, 80 e 3d av, 42.4x100.11. Jos L Buttenwieser agt Joseph Gottesman et al; att'ys, M S & I S Isaacs.

Monroe st, Nos 270 & 272 (two actions). Mary F Wustrow agt Sigmund Leinhardt et al; att'y, H J Davenport.

JUDGMENTS

Jan.

21 Adamson, C Murray—F Carlson\$122.16

21 Allen, Leonard C—H B Davis.....206.60

23 Acerno, Jas—E Heilfrich.....71.40

23 Auerbach, Jacob et al—W Barish.....332.09

23 Adams, John—Tucker & Carter Rope Co.....108.25

23*Altschul, Susie J et al—A E Brown.....136.16

24 Arcscott, Mary—N Y Edison Co.....24.78

24 Albers, Henry F et al—Rubber Trading Co.....3,078.42

24 Ammerman, Wm F—S Stein et al.....139.72

24 Applebaum, Harry—Kameran & Co.....99.41

25 Arak, Saml—C Fredericks et al.....1,000.79

25 Auwell, Louis C et al—T McCherry.....102.31

25 Allen, Henry G—S Leiman.....371.30

26 Andegniani, Antonetta—F Coccaro.....costs, 71.32

26 Arundel-Bell, Saml H—North American Indian.....1,488.53

26 Andrews, Jas D—K C Daly168.64

26 Allen, Henry G—T D Dimon et al.....394.04

26 Alesi, Filippo et al—M Cuttitta.....131.81

27 Allen, Henry G—M Feinberg et al.....119.72

27 Arrue, Miguel S—M Zutty431.17

27 Aspegren, Adolf & Jno—Crandall Pettee Co.....costs, 108.24

21 Beneville, Frances et al—G G Payne.....169.40

21 Beyer, Gustave et al—D Stewart.....514.08

21 Benjamin, Jacob—M Kohl et al.....38.83

21 Berman, Barnet—I Riger et al.....214.41

21 Brower, Edwin S—J B Young.....699.74

21 Bennett, Metta R et al—T C Wood.....122.30

21 Bates, Isaac B—N Y Telephone Co.....31.43

21 Brandeis, Bernard S—the same.....25.63

21 Brady, Edw—J B McCoy & Son.....225.70

21 Benson, Wm W—M U Ely.....424.87

21 Bogus, Abraham—Ludwig Baumann & Co.....285.89

21 Bartoloumei, Edw—L Silber.....180.15

21 Bernard, Blanche—J Madden.....75.80

23 Buckner, Wm P—National Reserve Bank of the City of N Y.....429.41

23 Bussereau, Jno et al—F Mork.....254.47

23 Barton, Theodore V—J Manheimer.....71.47

23 Bernnard, Gustav & Lillie—G Cerf.....1,934.10

23 Brambara, Jos—Karastonye & Kmetz Import Co.....162.11

23 Beslaure, Morris D & Solomon et al—W Barish et al.....332.09

23 Berger, Henry—J Markel et al.....334.15

23 Bank, Rudolph—H Hug.....92.05

23 Bliss, Collins P et al—J P Duffy Co.....154.09

23 Bernhardt, Andre et al—S Crawford.....515.98

23 Barnes, Wm—Varuna Investing Co.....477.76

23 Brown, Isaac et al—H Linn.....32.75

23 the same—the same.....159.34

24 Bates, Ellis—N Y Edison Co.....25.88

24 Behrmann, Adolph E—N Y Edison Co.....29.51

24 Byrne, Danl J—the same.....18.83

24 Bisschoff, Lorenz—Geo E Loeffler Co.....59.65

24 Besser, Herman—S Heinemann.....116.65

24 Brisk, Isidor—Brooklyn Hebrew Orphan Asylum.....48.02

24 Bittner, Sam or Saml—A Gronowitz.....44.28

24 Buchner, Arthur—M R French.....182.31

24 Brown, Andrew & Catherine—H Nerenberg.....194.72

24 Berliner, Hirsch—H B Stevens et al.....287.36

24 Brauer, Jno et al—People, &c.....1,000.00

24*Buchman, Sam et al—D Davis.....161.91

24 Block, Jacob—Manhattan Leasing Co.....186.81

25 Brennan, Henry L—J Meyer et al.....289.56

25 Bagot, Peter et al—H Branze.....242.93

25 Bernard, Besdine et al—C Fredericks et al.....1,000.79

25 Byrne, Martin—L Hyman.....93.65

25 Boyer, Richard P—Southern Publication Co.....102.41

25 Bauman, Morris—Ortloff, Inc.....39.02

25 Brooks, Byron—D L Van Nostrand.....476.30

25 Brooks, Byron et al—the same.....135.05

25 Bell, T Hope et al—Church E Gates & Co.....607.46

25 Bonfrisco, Thos et al—M N Clement.....500.00

25 Bongiovi, Lusiano et al—Marcy Holding Co.....131.81

25 Bayley, Howard—S Haas.....45.90

25 Buterfield, Milton G—W J Gabel et al.....112.59

25 Bracken, Bridget et al—A Hupfels Sons.....2,136.59

26 Burl, Eugenie—T L Green.....112.95

26 Ball, Bert G—J Seeman et al.....27.15

26 Brown, Jas et al—B Press et al.....401.15

26 Brown, Geo F—G Karsch et al.....325.16

26 Balish, Fredk A—J F Knapp.....81.40

26 Blaisdell, Harry G—L C Smith & Bros Typewriter Co.....29.91

26 Burd, Montgomery W or Monte W—G H Young.....399.81

26 Bilgore, David et al—U Culver.....187.49

27 Bennett, Wyckoff—Miller Wright Paper Co.....126.49

27 Briggs, Jas E—Sterling Building & Operating Co.....137.39

27 Briggs, Jno E—the same.....109.07

27 Bartelstone, Harris—C H Duell et al.....1,132.31

27 Boehm, Chas J H—Crandall Pettee Co.....42.55

27 Botwinick, Louis—S Averback.....91.92

27 Brettholz, Harry et al—I Schlangier.....1,237.44

27 Battelle, Thos P—Schmitt Bros.....134.89

21 Curtis, Arthur et al—N Y Telephone Co.....35.31

21 Corse, Morris et al—I Reich et al.....426.52

21 Clark, Walter A—A D Jenkins.....143.11

21 the same—F Ker.....162.92

21 Canfield, Abraham L—M Berman.....1,121.76

21 Caspary, Howard—Lozier Motor Co of N Y.....3,230.43

23 Curtis, M Edw—Tucker & Carter Rope Co.....87.28

23 Clement, Maynard M, Comr—B Leder et al.....costs, 64.74

23 Clark, Rose B—H Bendel.....193.16

23 Clement, Maynard N Comr—Bankers Surety Co.....costs, 56.69

23 Conner, Geo W—J M Gans et al.....125.37

23 Cable, Benjamin T—J E Windsor.....4,211.31

23 Cantor, Simon J et al—J Talcott.....1,403.71

23 Carpenter, Geo K—L Schmid.....49.41

24 Clarke, Adele—N Y Edison Co.....16.80

24 Coe, Wm H—the same.....10.26

24 Conboy, Jas M—the same.....14.67

24 Conway, Jas J—A M Stein & Co.....261.86

24 Cohen, Morrirtz—M Cohen.....45.65

24 Covert, Henry M—W E Lucas.....130.23

24 Cohen, Isidor—H Hausman.....424.31

24 Carpenter, Benj F—H F Heckner.....909.23

25 Chanavas, Paul J & Paul E—Automobile Trade Directory.....133.82

25 Cliggett, Patk—G F Coshland & Co.....70.51

25 Connors, Thos & Thos Jr et al—J L McCloud.....212.32

25 Crowley, Chas J—M Marx.....61.66

25*Cromley, Jas P et al—Gotham National Bank of N Y.....319.17

25 Cross, Jas H—T B Jones.....201.84

25 Carpintero, Jos—Consumers Brewing Co of N Y Ltd.....10,017.78

26 Camardella, Jas V et al—F C Thoma.....1,608.09

26 Craig, Anna C et al—N B Hartman.....131.22

26 Clark, Kate F—N Y State Realty & Terminal Co.....1,560.00

26 Chegwidan, Frank G—M Cowland.....244.01

26 Corn, Henry—S Bergmann et al.....costs, 167.23

26 Campbell, Wm J et al—P Davis.....18.00

26 Colin, Harry—A Modica.....125.00

26 Crager, Jos—J Cohen.....costs, 118.82

27 Cosentino or Filippo Alesi—M Cuttitta.....131.81

27 Clancy, Ellen—E Stack.....costs, 103.00

27 Cohen, Samson—T D Dimon et al.....233.02

27 Cahen, Bertha—the same.....36.20

27 Crawford, Wm F—M C Wilcox.....300.65

21 de Beneville, Prosper V et al—G G Payne.....169.40

21 Daniele, Antonio et al—Manufacturers National Bank of Troy.....283.08

21 Duke, Jas A—Mercantile Finance Co.....103.57

21 De Peyster, Wm M D—S Stern.....320.91

23 De Bourban, Edw—P J McMahon.....163.22

23 Daingerfield, Reverdy J—C B Houghton.....214.31

23 Dodd, Adele S—F N Dodd.....costs, 185.05

23 De Tullio, Felix A & Gabriel* et al—I Goodman.....91.77

23 Davis, Nellie or Annie Green—People, &c.....50.00

24 De Caro, Angelo—N Y Contracting Co P T.....costs, 105.00

24 Donaldson, Evelyn—Plaza Operating Co.....153.22

24 Donlon, Jno F et al—People of the State of N Y.....1,000.00

25 Ducket, Wm H—A Florin.....11.83

25 Daniels, Anna K et al—U S Trust Co.....74.42

25 Dempsey, Michael J et al—J L McCloud.....costs, 212.32

25 De Fargo, Jas—S Schendel et al.....93.76

25 Durland, Genevieve G—A D Cook.....330.00

25 Doyle, Jas A & Harold L* et al—M A Haas et al.....529.04

25 Dobsch, Augustine—F H White.....89.65

25 De Fontaine, W Hampton—E Tautz et al.....75.47

25 Di Giovanni, Gaetano et al—T McCherry.....102.31

25 Diamond, Hillel—P Goodman et al.....129.71

26 Diamond, Geo et al—S Travin, Inc.....307.56

26 Dore, Daniel—M E Howell.....70.58

26 Doyne, Simon—Bryant Real Estate Co.....141.36

27 Daniels, Satie E et al—F Spier et al.....614.29

27 De Forest, Allgood et al—D Scott.....421.00

27 Downie, Walter A—A G Lange.....928.54

27 Dennehy, Catherine—H C Candee.....costs, 73.74

27 Dery, Desiderious G—N Y C & H R Co.....costs, 115.00

27 De Clara, Frank—Albt Kloeblin Co.....203.89

27 Devins, Thos V—Equitable Trust Co of N Y.....48.02

27 Davis, Essie—Brooklyn Heights R R Co.....123.00

27 Dunn, Chas G—Aetna Indemnity Co.....29.41

23 Eldridge, Geo H—Q M Williams.....892.36

23 Ericson, Clara—J Fafalowitz.....28.18

23 Emmerich, Chas E—C Seitz.....175.35

23 Ellis, LeRoy I—T F Brogan.....211.49

23 Epstein, Morris—F E Rosen et al.....366.57

24 Erber, Emil—H Joseph et al.....131.91

24 Elterman, Sarah et al—Public Bank of N Y City.....531.34

25 Eddinger, Wallace—H J Berry.....606.15

25 Edmonds, Jno—A Florin.....66.12

25 Ewell, Charlotte R—M G Mulligan.....187.90

26 Epstein, Jos & Morris—Germania Bank of City of N Y.....29.41

26 Edmunds, Ralph—S Davis.....362.86

27 Esserman, Simon et al—J Teisterlin.....234.98

27*Ewell, Raine & Chas et al—Eastern Lubricating Oil Co.....56.91

21 Fink, Val et al—D Stewart.....514.08

21 Fabris, Jno—O Wagner.....88.51

23 Frankel, Abraham—L Padlow.....451.61

23 Finnerty, Jas—J Coffey.....67.13

23 Fleischer, Jos S—De Leon Realty Co.....45.81

24 Folger, Lawrence S—E L Wieser.....231.72

24 Fyfe, Chas E—J McQuade.....181.51

24 Friede, M Sergey—Wm E Peck & Co.....costs, 109.38

25 Flaunlacher, Louis W—S Neuhof.....34.58

25 Froelich, Herman—R M Silverman.....113.41

25 Flanagan, Theresa—J F Bourke.....59.41

25 Freitag, Nathan et al—B E Hasker.....70.31

25 Flannery, Jos L—J Brodie.....40.22

26 Freeman, Chester M—J E Mosheim et al.....costs, 109.50

26 the same—M Marks et al.....costs, 110.00

26 the same—C Friedenberg.....costs, 108.05

26 Freischberger, Michael—S May.....84.65

26 Frankel, Jacob I & Frank—Church E Gates & Co.....847.87

26 Fust, Geo—Independent Salt Co.....43.37

26 Frank, Paul—American Agricultural Chemical Co.....1,248.87

26 Feinglass, Barnett—Shadbolt Mfg Co.....80.30

26 Fine, Jacob et al—H Mendelson.....153.65

26 Feldberg, Philip et al—I Viatred.....139.38

27 Forbes, Jno—H Weisenberger.....285.38

27 Fried, Adolph—M Sachs.....costs, 32.41

27 Finkenthal, Danl—L Bloom.....17.65

27 Fraad, Theresa—P W McConihe.....19,673.27

21 Gutman, Jos M—City of N Y.....27.80

21 Guthy, Peter—Cross, Austin & Ireland Lumber Co.....687.61

21 Gurian, Henry et al—Manhattan Rolling Mill.....241.80

23 Getschel, Milton I—C G Curry et al.....453.47

23 Green, Annie or Nellie Davis—People, &c.....50.00

23*Gurian, Henry* et al—F L Froment et al.....462.52

23 Griffiths, Evans N et al—J P Duffy Co.....154.09

23 Grove, Elizabeth—Lord & Taylor.....71.64

23 Garifalos, John—Office Equipment Co.....235.18

23 Gerry, Margaret F—L Schiffer.....214.41

23 Graber, Saml et al—H Linn.....32.75

23 the same—the same.....159.34

23 Graf, Sebastian et al—S Crawford.....515.98

24 Gilmour, Wesley G et al—J J Dunn.....279.40

24 Gloeckner, Carl R—H Molendo.....218.85

24 Gestra, Manuel—N Y Edison Co.....13.75

24 Gillingham, Chas N—the same.....10.01

24 Goldstein, Mary S—Glazier Clothing Co.....160.35

24 Geraerds, Hubertus & Wm—J F Mack.....2,497.77

24 Gold, Abraham & Fannie et al—N N Sadofs.....42.59

24 Gray, Jno W—E D McKenna.....124.41

24 Grasmuck, Fredk A et al—Hydrogen Furnace & Fuel Co.....132.29

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Teisterstein...234.98 27 Glover, Rettie—M Mosson Co.....134.42 27 Gilbreth, Frank B—Golding Mfg Co...634.13 27 Gillespie, Henry L—E B Neel et al....447.35 27 Gluck, Betty, Jacob S & Anna B—Wm Forbes Murray.....84.64 21 Heller, Ulrich—City of N Y.....56.67 21 Herman, Geo J et al—T C Wood.....122.30 21 Huson, Martha B—J M Ferguson et al.....84.31 21 Hanak, Isidor et al—H J Mendetz.....786.78 21 Haage, Geo A—Pierce, Butler & Pierce Mfg Co.....320.08 23 Hoag, Lena K—First National Bank of Plattsburgh N Y.....143.53 23 Heinemann, Adolf—B L Sinsheimer...1,596.78 23* Hall, Gertrude et al—L M May.....149.15 23 Holohan, Jos—Acker, Merrill & Condit Co.....29.72 23 Heineman, Max—Piel Bros.....83.96 23 Haupt, Matthew—W Baily.....50.13 23 Hillyard, Alexander L et al—J F Lippe.....2,491.07 23 Hatzel, Henrietta—F Berger.....64.41 23 Heatley, Geo W—H Chappell et al....3,186.40 23 Hirsch, Abe—I Walcott.....210.00 23 Humphrey, Jos E—D C Weber.....64.41 24* Heidelberger, Herman & Millie—Tenement House Dept.....59.65 24 Hutchinson, Henry—N Y Edison Co...158.01 24 Harlam, Moses—M Katz.....114.17 24 Harlam, Edw* & Lena et al—the same.....114.17 24 Hoadley, Fanne C—The Chelsea.....607.12 24 Haddon, Louis et al—H P Hoffman.....220.90 24 Herman, Jos L—M M Goldschmidt.....80.48 24 Hollister, Sebastian T—I Blauner.....273.99 24 Heffron, Robt—Equitable Trust Co of N Y.....143.96 24 Hurwitz, Jacob et al—Public Bank of N Y City.....369.81 24 Holm, Jno P—Tribune Ass'n.....589.22 25 Hahlo, Hermann J—I L Zinke.....400.56 25 Hindley, Mary B et al—H Branze.....242.93 25 Huene, Edwin E—G Frued.....27.82 25 Hogg, Marietta—U S Trust Co.....205.09 25 Hindes, Jacob et al—G T Zalud.....688.48 25 Hagenah, Katie—M B Miller et al.....200.18 25 Hartman, Mac—M A Goodfellow.....116.06 25 Hoffman, Jno A—Gibson Distilling Co.163.93 26 Hencken, Hank G—J Seeman et al....52.23 26 the same—Gude Bros et al.....88.90 26 Hettesheimer, Wm et al—F C Thoma.....1,608.09 26 Hurwitz, Meyer—G M Krakower.....620.90 26 Hantoby, Harry—D Stein.....63.86 26 Hurst, Jno—Netherland American Steam Navigation Co.....costs, 68.36 26 Heinze, Otto C—Boehmishe Escompte Bank.....48,316.44 26 Heimann, Fred W & Chas L* et al—F A Haws et al.....50.55 26 Hughes, Andrew J—P M Frank et al.41.42 26 Hamlin, Benjamin B Jr et al—C H Goddard et al.....134.66 26 Heller, Isidore P et al—I Culver.....117.49 26 Hirsch, Louis—B Greenfeld.....87.55 26 Hart, Max M et al—American Laundry Machinery Co.....924.02 27 Hoebermann, Sophia—Home Title Ins Co of N Y.....418.17 27 Harlam, Moses et al—M Katz.....216.91 27 Harlam, Edw M & Lena et al—the same.....216.91 27 Hofstetter, Henry P—T B Gorsuch.....98.25 27 Hart, Fredk A—H Viebrock.....133.21 27 Heisler, Wm et al—Gloekner & Blue Co.128.42 27 Horn, Celia—Lloyd Construction Co et al.....85.31 27 Hagedorn, Richard & Wm—F F Nelson.....2,940.00 27 Harrington, Vincent—S M Bixby & Co.73.37 27 Hall, Chas M—C F Nagel.....126.07 27 Heene, Louis F—L Gretsck & Co.....68.09 27 Hirst, Chas D—W G Press Co.....460.46 27 Hitchcock, Fredk—Chesebro Bros.....706.40 27 Joline, Adrian H et al recvrs—F H Hetting.....232.64 23 Jaffe, Harry—J Korochinsky.....41.00 23 Jacobus, Camillo & Danto* et al—N Rosen- thal.....86.71 23 Jacobson, Henry M & Gershon—N C Ar- nold.....91.81 24 Johannsen, Saml J T—S Simon et al....118.42 24 Jackson, Ada S—J O Taylor.....84.66 24 Jablons, Jacob et al—Public Bank of N Y City.....521.42 24 Jacobsen, Albt—L Rothenberg.....134.15 24 Joline, Adrian H et al, rec'rs—S Milner.44.63 25 Jaeger, Andrew—E Heidenreich.....98.64 26 Johnson, Nils et al—J Aulick et al....417.68 27 Jaachimson, Hugo et al—M Simon.....467.29 27 Jones, Sebastian C—W N Baylis.....173.34 27 Jaeckel, Jos et al—H Kaufman.....176.76 21 Koladkin, Louis—Renner Bros.....817.04 21 Keit, Barie—N Y Telephone Co.....28.30</p>	<p>21 Kenna, Julia M—the same.....31.70 21 Klugman, Saml—Nassau Electric Railroad Co.....131.72 21 Kombis, Peter—P Forrist.....132.51 23 Kearney, Jno W—N J Patterson.....29.10 23 Kahn, Montifore G—Charles & Co.....35.50 23 Kaplan, Jacob I—G W Linch.....costs, 23.40 23 Klein, David gdn—G Albano.....costs, 109.48 23 Klein, David—the same.....costs, 109.48 23 Krim, Leo—Foster Debevoise Co.....185.95 23 Kotler, Sam et al—Fourteenth Street Bank.....400.33 24 Kjeldsen, Stefan—N Y Edison Co.....9.56 24 Kaufman, Edw—H Hollander.....199.33 24 Kelly, Lawrence—Rock Plaster Mfg Co.148.55 24 Kobert, Edw J—H Condoguri.....costs, 68.91 24 the same—the same.....costs, 105.05 25 Kuhn, Geo J—S Trimmer & Sons Inc.....282.12 25 Katz, Saml N—State Bank.....1,041.23 25 Koch, Hugo F—H S Griffin.....260.20 26* Kiely, Wm J et al—W J Salomon.....34.85 26 Kelly, Lawrence et al—Noonan & Price Co.....802.57 26 Kramer, Catherine A et al—Aetna National Bank.....1,642.79 26 Krooks, Saml J—N Wilson.....1,296.56 27 Klein, Martin A et al—Gloekner & Blue Co.....128.42 27 Kolling, Jacob—Lang & Co.....143.61 27 Kassel, Saml—M Friedman et al.....234.31 27 Klion, Isidor et al—W R Osborn.....134.77 27 Kuhns, Lucy W—M J Dunn.....costs, 122.30 27 Lavender, Isaac et al—R Haggerty.....costs, 68.26 21 Le Roy, Richard—N Y Telephone Co.30.90 21 Levin, Morris—A Geiger.....costs, 28.01 21 the same—the same.....costs, 28.01 21 the same et al—the same.....226.51 21 the same et al—the same.....333.76 21 Leitner, Jos—National Cash Register Co.....101.54 21 Lowden, Jas H—N Gorman.....2,111.88 23 Lechinsky, Jacob & Clara—A Blistein.141.83 23 Levy, Jules—J C Trauth.....1,026.11 23 La Rue, Jno B—B Beekman.....463.00 23 Lord, W McFarland—L E Dunlap.....106.58 23 Lerman, Daniel A et al—M Cerebrinsky.....355.97 23 Levitas, Gerson et al—J Talcott.....1,403.71 23 Loeb, Wm S—F Wertheimer.....397.51 23 Levine, Harry et al—F L Froment.....462.52 23 Levin, Abraham et al—E A Brown.....136.16 23 Lyman, Jno G—Walter Binne & Co.....281.50 23 Lockwood, Nellie R—T Day Jr.....125.31 23 Lyman, Jno G—H Schanz.....544.35 23 Lefkowitz, Chas et al—B Eliros.....211.02 24 Litchfield, Edw H & Grace D—D 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Lock, Chas et al—Standard Plumbing & Supply Co.....384.78 26 Levy, Saml—L Hefter.....950.41 26 Lauer, Julius C et al—S Tischler.....554.65 26 Levinsky, Julius C et al—the same.554.65 26 Lephay, Victor—M L Bossong.....27.67 26 Lyons, Geo W—A Schmidt.....129.30 27 Lesser, Walter A—P J Dubois.....332.31 27 Lacher, Nathan—B Waldman.....1,046.34 27 Leffler, Hyman—I Hershfield.....29.31 27 Lang, Barbara—Equitable Trust Co of N Y.....31.21 21 McNerny, Frederick—A H Joline et al.....costs, 68.50 21 Mandel, Saml & Henry—G F Pelham.....676.84 21 McLaughlin, Jos et al—N Y Telephone Co.....35.31 21 Mossman, Willard—the same.....28.78 21 McGrade, Jos et al—N Y Telephone Co.31.85 21 Meyers, August et al—the same.....31.85 21 Mack, Chas—H B Davis.....348.33 21 Morrison, Robt—T Healy.....416.71 21* Meyer, Abraham L et al—H J Mendetz.....786.78 21 Magaldi, Emil—M Accardo et al.....32.47 21 Maslanka, Mary gdn—W E D Stokes.....costs, 76.33 21 Miller, Benjamin C—Waclark Realty Co.....costs, 537.50 21 Madden, Peter J—Montclair Bels Cigar Co.....164.50 23 Milgrim, Chas—Jno D Morris & Co.....188.93 23 McLaughlin, Jas W—D Darke.....1,126.20 23 Macken, Arthur L—Abbott Alkaloidal Co.....25.79 23 Mays, Lilian—M Fleinman.....29.72 23 Mays, Madam—the same.....29.72 23 Meyer, Harry—J Rafalowitz.....45.01 23 Martin, Harry T—Credential Employment Corp.....27.61 23 May, Maurice—O Kahnweiler.....99.41 23 Maeder, Ida—H Ulmar.....1,126.83 23 MacMahon, Thos J—J Coffey.....166.76 23 Mengham, Henry E et al—S H Russin et al.....95.63</p>	<p>23 Mowbray, Sarah A—W H Seibert...2,127.12 23 Mallert, Fredk M et al—M Cerebrinsky.355.97 23 Menzer, Henry—F L Mitchell.....69.41 23 McBride, Alexander—G S Cammack et al.....230.37 23 Mayer, Hermann—C Bookman et al....191.91 23 Mittleman, Chas—J Kulla Co.....costs, 84.63 23 Marks, Jacob—A J Spiro.....45.81 24 Monohan, Martin J—Expanded Metal Engi- neering Co.....111.91 24 Marion, Wm C Jr—J D Marion.....785.29 24 Merrill, Chas A—Geo E Loeffler Co.....59.65 24 McGoldrick, Jno C—Royal Ins Co, Ltd...4,480.59 24 Marcus, Nathan et al—Tenement House Dept.....59.65 24 Munroe, Geo H et al—J A Tedford.....costs, 103.10 24 Moskowitz, Israel—I Metz.....825.87 24 Murphy, Wm H—Hannis Distilling Co.141.08 24 Meryash, Louis—A London.....43,000.53 24 Menkus, Sam et al—Public Bank of N Y City.....108.19 25 Muren, Geo M—Ridabock & Co.....86.65 25 Maples, Jos—M Feinman et al.....70.16 25 Moskowitz, Herman—United Electric Light & Power Co.....23.11 25 Murray, Wm H—A Florin.....18.54 25 Messinger, Isaac—J M Rosenmann...62.31 25 Maggi, Nicola gdn—N Y Transportation Co.....costs, 119.82 25 Maresca, Luigi—S Rubinstein.....99.41 25 Markoe, Saml—Funk & Wagnalls Co.78.74 25 McAvoy, Catherine—A G Melville.....519.41 25* Magainn, Jacob et al—F Gens.....115.47 25 McGee, Robt & Katherine* et al—Gotham National Bank of N Y.....319.17 25 Morris, Adolph et al—A W Wallace.1,242.13 26 Marcus, Samuel—American Stopper Co.33.80 26 Millang, Henry—M Schroeder.....518.41 26 Merritt, Frank C—Goodfield Realty Co.85.00 26 Mulcahy, Edw J—Wood & Shephard Varnish Co.....36.77 26 Mennella, Mary—L B Leavitt.....670.29 26 McCaul, Amelia F—Mutual Apartment Co.....95.41 26 Morwald, Henry—F Ruedi.....66.86 26 McLaughlin, Jas—A Rourke.....643.13 26 the same—L Gray.....250.00 26 Mordecai, R E Lee—E F Hutton et al.9,006.40 26* Muh, Robt et al—Standard Plumbing Sup- ply Co.....384.78 26 McKlaus, Michael—J O Keefe.....73.31 26 Margolis, Michael et al—P Breterman.481.31 26 Myssel, Max—L Stark et al.....30.36 27 Machet, Max & Arthur et al—N Y Tele- phone Co.....133.47 27 Montgomery, Wm R—A W Jones et al.31.81 27 Mengham, Henry E et al—J H Tiesser.48.80 27 McGrath, Matthew F—Equitable Trust Co of N Y.....67.46 27 Morel, Camille—A Peschmann.....32.31 27 Mounts, Nelson R—J Scanlon et al....765.74 27 Nelson, Andrew—M J Klein et al....24.56 27 Nicastro, Clara—F Platt.....113.14 27 Normoyle, Michael et al—D Frank et al.....73.39 24 Ness, David—M Rochmes.....92.65 24* Neff, Bond S et al—Hydrogen Furnace & Fuel Co.....132.29 25 Nealis, Elizabeth et al—J L McCloud.....costs, 212.32 25 Nieman, Arthur—Couron Bros Co.....125.06 27 Nieman, Arthur—Aaron Buchsbaum Co.51.52 27 Neyland, Michael J—A Ada.....31.46 21 O'Connell, Jno H—J C McCarty & Co.399.53 21 O'Sullivan, Percy B—Mutual Alliance Trust Co of N Y.....784.78 23 O'Gorman, Wm J—H T Madden.....194.98 24 Ossenfort, Chas H & Rudolph—Bowling Green Distilling Co.....88.79 24 Ochse, Jno—Equitable Trust Co of N Y.180.91 24 Oeding, Albt—C J Stevenot.....66.70 24 O'Neill, Jno M et al—J Dunn.....279.40 25 O'Gorman, Wm J—G R Sutherland.....278.35 25 O'Driscoll, David J—W M Compton.133.91 25 Olson, Per—J A Johnson.....79.47 25 Owens, Minnie T—W Arrowsmith et al.32.66 27 Oeding, Albt—McDermott Dairy Co....193.88 27 Oliva, Vincenzo et al—J Reznik.....392.22 27 Perlman, Robt—M Goldstein.....274.11 21 Palumbo, Theodore—R Grosman.....174.81 21 Peirez, Wolf et al—A Geiser.....226.51 21 the same—the same.....333.76 21 Pellman, Saml M—S Abramson et al....69.31 21 Perlman, Harris—Brooklyn Queens County & Suburban R R Co.....107.22 21 Promisel, Harry H—E J Rathes.....698.60 21 Pekoff, Isidor et al—Interborough Rapid Transit Co.....costs, 70.88 23 Paulsen, Jas A—Piel Bros.....87.38 23 Pettit, Geo I—L L Friedberger.....962.16 23 Prager, Regina W—M Gisnet.....84.65 23 Piaggio, Vincent—H M Piaggio.....115.50 23 Park, Archibald S—D C Weber.....49.61 24 Pirk, Amalia et al—J E Abbott.....177.18 24 Peacock, Allen H—Equitable Trust Co of N Y.....135.12 24 Pimple, Arthur—M Hublein et al.....13.35 24 Patterson, Robt S et al—Hydrogen Furnace & Fuel Co.....132.29 25 Pryor, Clarence E—H D James.....697.45 25 Peet, Walter B—Park Mortgage Co.1,112.21 25 Preckler, Jno—H F Kaufman.....32.66 25 Paladino, Anthony et al—M N Clement.....500.00 26 Pittelli, Frank et al—People, &c.....5,000.00 26 Palmeri, Frank L—Jno P Muller Mfg Co.....149.26 26 Perin, Ethel M—H W Merchant.....97.41 26 Parkus, Herman et al—W J Salomon.34.85 26 Patten, Jno H—J D Northrop.....75.41 26* Pescia, Jos et al—Standard Plumbing Sup- ply Co.....384.78 26* Press, Louis et al—P Breterman.....481.31 26 Peterman, Frank—J Boyd et al.....135.00 27 Perlmutter, Adolph—H Delinsky.....74.40 27 Palumbo, Theodore—Reedy Elevator Co.550.00 27 Pittelli, Francesco—C Smith.....178.27</p>
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27 Paladino, Jos—Contractors Supply Co. 427.46
 27*Poley, Jno P et al—S Wolfs Sons.....35.55
 27 Picone, K Jos et al—J Reznik.....392.22
 23 Quailley, Wm H et al—D Frank et al. 73.29
 25 Quinn, Jno M et al—G R Sutherland. 278.35
 26 Quinn, Jno J—M L Carr.....1,018.02
 27 Queen, Emmet—Audubon Natl Bank of the City N Y.....25,015.50
 21 Ricci, Jos et al—Manufacturers National Bank of Troy.....283.08
 21 Reynolds, Wm P—D Shibert.....costs, 27.41
 21 Reynal, Nathaniel C—M G Thompson. 175.64
 23 Robinson, Douglas et al recvrs—F H Hettling.....232.64
 23 Runkle, Maurice—E Frankenthaler.....87.26
 23 Reibert, Henry—J Rafalowitz.....24.72
 23 Ruck, Jacob J Jr—E Murphy.....512.72
 23 Reiter, Louis et al—J Pollatschek.....costs, 118.97
 23 Rendall, Jno—J H Schwartz.....790.00
 24 Reisel, Ernst—N Y Edison Co.....128.05
 24 Riederman, Jacob—the same.....19.63
 24 Rogers, Jno E—the same.....62.78
 24 Reiss, Grace G—Church E Gates & Co. 463.09
 24 Rubel, Geo—Equitable Trust Co of N Y. 60.78
 24 Rowan, Bridget F—Cairo Thread Works.....271.88
 24 Rosen, Frank et al—Public Bank of N Y City.....108.19
 24 Raymond, Wm M—J Silverberg.....76.40
 24 Robinson, Douglas et al, recrs—S Milner.....44.65
 25 Roche, Jno D & Amelia et al—J L McClood.....costs, 212.32
 25 Rowe, Wm H—D Sinn.....205.91
 25 Reiter, Lues—L Manhaimer et al.....437.80
 25 Rosenstein, Alfred B—N Jankowitz.....66.65
 26 Rubin, Chas—H Blank.....70.25
 26 Rainier, Chas G—A Lewine.....419.72
 26 the same—the same.....469.72
 26 Rigney, Jno T—Church E Gates & Co. 69.41
 26 Reilly, Michael—A Blaurock et al.....costs, 108.07
 26 Rosenquest, Gilbert—R Specker.....118.03
 26 the same—F B Stillwagen.....349.16
 26* Rosen, Morris et al—S Travin, Inc.....307.56
 27 Richter, Harry W et al—L Oliner.....131.65
 27 Reardon, Maurice F—J & E Homan Co.....195.22
 27 Rueter, Jno H—Richd Strucker Co.....94.48
 27 Renganeschi, Geo B et al—Albert Kloeblin Co.....217.80
 27 Reeps, Chas O—Geo T Vaughan.....116.56
 27 Rogan, Thos P et al—S Wolf's Sons.....95.55
 27 Rubin, Gustav—American Slicing Mach Co.....121.40
 27 Schroeder, Geo C—C A Towne et al. 274.31
 21 Silverberg, Abraham et al—I Riger et al.....214.41
 21 Smith, Herman et al—Manhattan Rolling Mill.....211.80
 21 Schwenker, Wm M Jr—H B Davis.....121.43
 21 Sass, Tillie et al—N Charap et al.....54.91
 21 Saltzman, Louis—Gibson Distilling Co.....1,074.15
 21 Strickland, Leah admrx—Interborough Rapid Transit Co.....costs, 138.38
 23 Segaller, Phil—W Schrenkeisen.....73.66
 23 Stewart, Saml S—Seventy-eighth Street Improvement Co.....101.51
 23 Schmitz, Carl—F Mork.....132.28
 23 the same et al—the same.....254.47
 23 Segeritz, Anna—Grand Lodge Ancient Order of United Workmen of the State of N Y.....costs, 112.38
 23 Sherman, Chas—J Seidenfried.....45.35
 23 Sillico, Ana C—Acker, Merrill & Condit Co.....69.90
 23 Stevenson, Chas R—the same.....99.29
 23 Schwab, Walter—J Hoffmann.....104.41
 23* Seeley, Frank et al—B Salinger.....150.56
 23 Squires, Raymond D et al—J F Lippe.....2,491.07
 23 Strauss, Jos—American Stamp Mfg Co. 37.30
 23 Saxton, Benjamin F—A Lewin.....116.31
 23 Schneider, Adolph—J Greisheimer.....174.18
 23 Silverstein, Salomon—A S Box.....costs, 69.48
 23* Schmith, Herman et al—F L Froment et al.....462.52
 23 Shatler, Max et al—B Effros.....211.02
 23 Sherwood, Robt E—Crescent Athletic Club.....45.38
 23 Schaeublin, Hans et al—S Crawford.....515.98
 24 Schwebel, Moses—N Y Edison Co.....27.27
 24 Smith, Leonard M—the same.....34.01
 24 Simmons, Ernest R—J Savage.....852.82
 24 Scholem, Ludwig—Tenement House Dept.....59.65
 24 Schlechter, Isaac—the same.....59.65
 24 Shepnik, Abram—A Gronowitz.....30.32
 24 Scott, Henry—L P Morton.....224.41
 24 Sowell, Matthew et al—H P Hoffman.....220.90
 24 Sutura, Antonio—Olin J Stephens, Inc.....39.67
 24 Sussman, Saml & Jacob J—R Stone.....529.27
 24 Spielberg, Jacob et al—People of the State, & C.....1,000.00
 24 Street, Arthur I—J W Hulse et al.....676.56
 24 Silverstein, Albt L—J Shenk.....429.73
 25 Smith, Eleanor A—A Maggio et al.....costs, 38.28
 25 Scherer, Fanny—S Resler.....costs, 22.98
 25 Spalchaver, Wm J—F M Dunn et al.....153.09
 25 Strauss, Hyman D—M Tanenhaus et al.....123.78
 25 Spiro, Louis—A Block.....46.06
 25 Silverman, Mendel—M Pollock.....89.41
 25 Schlessel, Leopold et al—H B Clafin Co.....604.83
 25 Schulman, Julius et al—A Lanassman.....311.00
 25 Stratton, Harry P—P R Pyne 2d.....447.65
 25 Simmonds, Richard—J H Spanjer et al. 125.28
 25 Schlitz, Henry—T Kelly.....151.57
 25 Sharpe, Peter—C S Rogers.....523.99
 26 Spitz, Eugene—I Nathanson et al.....91.25
 26 Schultz, Henry & Eva—D S Dryer.....1,400.75
 26 Skiro, Jos S—Henry L Hunter, Inc.....194.78
 26 Stambaugh, Wm B—Leominster Button Co.....59.71
 26* Stivers, Geo et al—B Press et al.....401.15

26 Skuse, Wm—Bluthenthal & Bickert Inc.....453.68
 26 Seggebruch, Frank—E Helbrun.....60.72
 26 Sanders, Jos—H Kunz.....644.30
 26 Susswine, Max—M Wapnik.....130.15
 26 Silverman, Jos—I W Romm et al.....28.28
 26 Sandberg, Saml—B Levy.....287.47
 27 Schwartz, Irving W et al—M Simon.....467.29
 27 Stavros, Christian H—L G Wertheimer et al.....23.97
 27 Stuart, Jno—Bayside Lumber Co. 2,140.86
 27 Schlessel, Leopold et al—H Bauman et al.....571.64
 27 Sands, Adam—G J Schnatz.....61.61
 27 Smith, St Clair, Jr—Warnock Uniform Co.....59.33
 27 Stanford, A Stanley—M A Levy.....294.88
 27 Spivak, Jacob—S Mayer.....119.35
 27 Stein, Sam—M Block.....391.15
 27 Siepel, Louis—Kranach & Bach, costs, 68.36
 27 Smale, A Morris G—N Y French Range Co.....99.21
 27 Seitz, Jno et al—Eastern Lubricating Oil Co.....56.91
 27 Scheiman, Benj et al—W R Osborn.....134.77
 27 Sherwood, Saml T—McCrum Howell Co.....117.20
 27 Samet, Isidore et al—Marie Krabo et al.....costs 71.19
 27 Shoen, David—the same.....costs 71.19
 27 Speis, Wm et al—I Schlinger.....1,273.44
 21 Tampa, Julia gdn—A H Joline.....costs, 73.00
 23 Tower, Walter B et al—B Salinger et al.....159.65
 23 Thompson, Jos H Jr—Citler Hamer Mfg Co.....37.15
 23 Turner, Ritchie C & Mary E—Bowker Fertilizer Co.....97.05
 24 Todd, Margaret H—L L Todd.....2,543.15
 24 Thumen, Nathan—H M Field.....523.32
 24 Taylor, Thos P et al—J A Tedford.....104.10
 24 Toombs, Osborn E—S Simon et al.....108.42
 24 Tucker, Mary B—C F Heywood, costs, 117.99
 25 Towne, Wm C et al—G R Sutherland. 278.35
 25 Teichman, Edw B et al—Church E Gates & Co.....607.84
 25 Trush, Henry et al—D L Van Nostrand.....135.05
 25 Torpy, Thos, Jno & Mary et al—A Hupfel's Sons.....2,136.59
 25 Trachtenberg, Jacob et al—F Gens.....115.47
 26 Triforo, Antonio et al—People, & C. 5,000.00
 26 Tillotson, Jas K—W C Langley.....282.00
 27 Taylor, Nathaniel—J B Gere.....5,857.06
 27 Triebel, Fredk E—North German Lloyd Steamship Co.....122.78
 25 Urso, Baldassare et al—Marcy Holding Co.....131.81
 25 Van Dyck, Edw B et al—L M May.....149.15
 25 Vollos, Peter—N Y Edison Co.....73.67
 25 Viau, Benjamin—M Lowenstein.....1,029.33
 25 Van Nostrand, Henry—Union Stove Wks.....76.27
 25 Von Der Linden, Edwd—C Eichhorst.....98.56
 25 Viggiano, Jos—Equitable Trust Co of N Y.....78.29
 25 Vossnack, Fredk E—Thatcher Furnace Co.....331.47
 21 Wilson, Nathan—T C Wood.....519.31
 21 Wiener, Nathan M—H Levers.....1,820.36
 21 Willey, Henry I—Marceau Co Ltd.....59.97
 21 Wolfman, Martha—H Cohen.....347.63
 21 Wohlman, Geo J—Interborough Rapid Transit Co.....costs, 67.88
 23 Wade, Henry C—G H Whitney et al.....254.21
 23 Wood, J Dwight—National Casket Co. 248.50
 23 Wheeler, Eleanora—Hamilton Brown Shoe Co.....311.61
 23 Watkins, Wm E—Acker, Merrill & Condit Co.....31.65
 23 Wilbur, Edwin—the same.....42.73
 23 Westwood, McKenzie et al—S H Russin et al.....96.63
 23 Williams, Henry W S recvr—Jno Monks Sons.....55,381.64
 23 the same et al—the same.....45,000.00
 23 the same et al—the same, costs, 2,079.97
 23 Williams, Chester—C Biggs.....154.08
 23* Weinreb, Mendel et al—D Lieberman et al.....80.69
 23 Weiderman, Morris et al—J Pollatscher.....costs, 118.97
 23* Walton, Alfred et al—H P Huffman. 105.22
 23 Walton, Lester R et al—the same.....105.22
 24 Webster, Horace B Jr—E G Webster. 2,721.87
 24 Wilkinson, Jas E—Huylers.....457.58
 24 Wiener, Jos—E D Dewep et al.....130.03
 24 Weill, Abraham et al—H P Hoffman.....220.90
 24 Wolf, Geo—S Bernstein.....39.65
 25 Ward, C Montague—W Nadelman.....287.26
 25 Weiss, Sigmund—Eisenberg Cigarette Co.....381.84
 25 Weingarten, Julius—F Schleicher.....74.65
 25 Winter, Emma et al—Fay Hunt Erecting Co et al.....62.26
 25 Waslikovsky, Max et al—A Landsman. 311.00
 25 Weisenberger, Katie et al—A Hill.....costs, 96.00
 26 Weissman, Saml—L Goldfarb.....59.99
 26 Walsh, Wm J—J Seeman et al.....44.65
 26 Weinstein, Leon C—P Strauss.....costs, 111.06
 26 Weisbrod, Edw H et al—H Mendelson. 153.65
 26 Wegler, Nathan—National Cash Register Co.....323.90
 26 Wagner, Louis—H F Sawyer.....212.73
 26 Wallack, Joe—M H Bernstein et al.....39.61
 27 Wagner, Jno et al—F Snier et al.....614.29
 27 Wizemann, Gotthelf or Gottlieb—H Wacker.....664.53
 27 Woolf, Walter A—C S Hayes.....72.25
 27 Warendorff, Beni—H Schoelzel.....79.01
 27 the same—F H Dressel.....98.02
 27 Westwood, McKenzie et al—J H Feisser. 48.80
 27 Weinstein, Henry—M Behrer.....62.91
 27 Safe Realty Corp—B Davis.....565.81
 25 Young, Platt—G S Hackett et al.....105.60
 26 Yeandle, Geo W et al—J Aulick et al.....417.68
 21 Zangwill, Hyman et al—N Charap et al. 54.91
 23 Zarkower, Louis et al—D Lieberman. 80.69
 24 Zimmerman, Wolf—H Ulmar.....180.84

CORPORATIONS.

21 Water Carousal Co of N Y—Randolph Wur-litzer Co.....106.66
 21 Benjamin Harris Co—City of N Y.....22.36
 21 Clark, Govin Drug Co—the same.....21.91
 21 Charles T Henry Co—the same.....29.61
 21 Helene Campbell Co—the same.....36.86
 21 Hahn Mfg Co—the same.....22.55
 21 Hamilton Trunk Mfg Co—the same.....75.63
 21 H R & K Mfg Co—the same.....25.99
 21 Joseph Goldstera & Co—the same.....20.36
 21 City of N Y—Union Switch & Signal Co.....325.35
 21 Imperial Ottman Tobacco Co—L H Biglow.....42.25
 21 Gilbert Iron & Steel Co—Stark Rolling Mill Co.....914.20
 21 Brown Dewey Co—Cohen, Frank & Co, Inc.....73.24
 21 Interborough Garage Co—N Y Telephone Co.....54.10
 21 Congregation Agudis Achim et al—I Reich et al.....426.52
 21 Sheephead Bay Club—A Feckelsberg.....1,440.67
 21 City of N Y—B D Pfeffer.....44.15
 21 William F Rohrig Co—G Fusco.....63.31
 21 Giant Construction Co—H W Raasch. 1,808.23
 21 The Boston Florist—Knickerbocker Trust Co.....689.93
 23 Windsor Building Co—F W Crane Lumber Co.....264.41
 23 the same—the same.....497.01
 23 J H Jones Corp—S G Mattison.....988.18
 23 Elko Realty & Development Co—I Stone.....322.06
 23 Economic Folding Box Co—N J Coated Paper Co.....325.44
 23 Larsen Patterson Building & Construction Co—J S McGarry.....178.99
 23 Gilbert Iron & Steel Co—S H Richards. 357.77
 23 Philadelphia Casualty Co—J Paskuz et al.....5,146.75
 23 Hano Cravat Co—L Effenberg et al.....100.86
 23 Radio Telephone Co—103 Park Avenue Co.....549.51
 23 Teichman Engineering & Construction Co—Vermont Marble Co.....81.52
 23 West Street Improvement Co et al—John Monks Sons.....45,000.00
 23 Title Guaranty & Surety Co et al—the same.....45,000.00
 23 the same—the same, costs, & C. 2,079.97
 23 West Street Improvement Co et al—the same.....costs, & C. 2,079.97
 23 Simonelli Pizza Co—W H Meserole.....340.91
 23 Central Park, North & East R R Co—L Fritsch.....2,455.78
 23 S Kutler & Co Inc et al—Fourteenth Street Bank.....400.33
 23 Haase, Lippmann Construction Co—M J Grossman.....329.72
 23 Emoh Realty Co et al—Chautauqua Planing Mill Co.....762.49
 23 Robert H Matthews Co et al—the same.....762.49
 23 Joseph Friedlander Co—K Marks & Co.....costs, 76.88
 23 New York Breweries Co Ltd—A Paulina.....10,782.88
 23 Adolph S Miller Inc—A Rusch et al. 100.75
 23 Greene, Ketchum & Co—American Tract Society.....224.41
 24 Teichman Engineering & Construction Co—Muglers' Iron Works.....271.00
 24 Pirk Realty Co et al—I E Abbott.....177.18
 24 G & W Mfg Co—Voorhees Rubber Mfg Co.....464.91
 24 Paris—New York Co—N Y Edison Co.....14.48
 24 Royal Lamp Co—the same.....47.84
 24 New York Contracting Co, Pennsylvania Terminal—G Howard.....630.73
 24 Germansky Construction Co—City of N Y.....59.72
 24 the same—the same.....59.72
 24 Mountain Construction Co—the same.....59.72
 24 Rubber Co of America et al—Rubber Trading Co.....3,078.42
 24 Fleischmann's Vienna Model Bakery—M Kaiser.....903.52
 24 H G Vogel Co—Humphrey & Sutcliffe.....76.97
 24 H G Vogel Co—S Cranshaw.....173.29
 24 Sanitary Fireproofing & Contracting Co et al—J F Mack.....2,496.77
 24 Medical Research Corp—U S Express Realty Co.....565.68
 24 Waterfront Improvement Co—W & J Tiebout.....55.18
 24 City of N Y—H Lovig.....736.95
 24 Federal Lithographing Co—E E Orcutt et al.....costs, 119.65
 24 Universal Coal Co—S J Hepner.....338.15
 25 J A Mahlstedt Lumber & Coal Co—Roseno Bros.....12.41
 25 M F Construction Co—N Hirschhorn et al.....572.10
 25 Brook Avenue Construction Co—West End Mfg Co.....201.93
 25 Perfection Wrench Co—Manhattan Oil Co.....178.70
 25 Tubular Frame Construction Co—A Poppei.....114.37
 25 Teichman Engineering & Construction Co et al—Church E Gates & Co.....607.46
 25 David M Oltarsh Iron Works of N Y—Henry Pels & Co.....978.94
 25 Frank Goldman Co—Bigelow Varnish Co.....130.62
 25 C L Gray Construction Co—H M Toch et al.....232.21
 25 Parker Sheet Metal Works—the same. 29.14
 25 Steinway & Sons—A Mickenberg, costs, 99.43
 25 Bryan Gasteiger & Co—Thread Co.....59.74
 26 F F Construction Co et al—Church E Gates & Co.....827.87
 26 Germansky Construction Co et al—Dorsett De Marrais Co.....163.91
 26 Snare & Treist Co—P McKenna.....2,632.23
 26 Paris & N Y Co et al—American Copper Co.....33.80

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Table listing various companies and their financial details, including Lawrence Kelly & Son, E N Y Refrigerator & Wood Working Co, Johnston Umstead Realty Co, etc.

Table listing various companies and their financial details, including Fanning, Thos J & Thos J Fanning, Inc, Kantor et al, Same, Ferris, Geo A-I Silverman, etc.

Table listing various companies and their financial details, including 245-26th st, Nos 244 to 250 West, Carnegie Steel Co, etc.

SATISFIED JUDGMENTS.

Jan. 21, 23, 24, 25, 26 and 27.

Table listing satisfied judgments with names like Adler, Leopold-J Bleiberg, Auer, Wm-W H Scott, Arms, Geo-N Simon, etc.

Table listing corporations such as New York Edison Co, Continental Ins Co, Victor Knitting Mills Co, etc.

Table listing mechanics' liens with addresses like 245-26th st, Nos 244 to 250 West, 246-Kelly st, etc.

Luxfer

An equipment of LUXFER prisms gives a remarkable increased value in rentals to the basements otherwise comparatively worthless.

AMERICAN LUXFER PRISM CO.
Tel. 8257
Spring 8258 507-509 West Broadway N.Y.



287-10th st, No 234 East. Saml Braunstein agt Clara Heiferman & Jos B Greitzer. 200.00
288-Clinton av, n w cor 175th st, 90x150. Geo Jung agt Wiedhopf Construction Co. 2,556.37
289-Davidson av, n e cor Evelyn pl, 50x100. Claremont Lumber & Mfg Co agt Frank A Ten Brook. 157.50
290-Attorney st, No 141. Fredk J Fleck agt M Lipedes & H Ambus. 18.00
291-183d st, n s, 99.7 w Washington av, 175x100. Pierce, Butler & Pierce Mfg Co agt Irvine Realty Co, Bellstone Realty Co & Rendall Plumbing & Heating Co. 1,383.86
292-Dongan st, n s, whole front bet Kelly & Intervale av, 200x125. Same agt Advance Building Co & Rendall Plumbing & Heating Co. 844.90
293-Charlotte st, n s, 135 e Boston rd, 60x150. Same agt Charlotte Street Corp & Rendall Plumbing & Heating Co. 233.40
294-160th st, n s, whole front bet Jackson & Forest avs, 175x24.2. Pierce, Butler & Pierce Mfg Co agt Emma M Mestanz & Rendall Plumbing & Heating Co. 299.50
295-Davidson av, w s, whole front bet Burnside av & 180th st. Davidson av, w s, whole front bet 180th & 181st sts, -x-. 180th st, s s, whole front bet Davidson & Grand avs, -x-. 180th st, n s, whole front bet Davidson & Grand avs, -x-. Harrison av, e s, whole front bet 180th st & Burnside av, -x-. Harrison av, e s, whole front bet 180th & 181st sts, -x-. Jno Murray agt Chas M Rosenthal & Pucci Contracting Co. 681.63
296-35th st, No 42 West. Jas L McDermott et al agt Austin B Fletcher exr. 3,977.30
297-163d st, Nos 935 to 945 East. Titusville Iron Co agt Advance Building Co & Rendall Plumbing & Heating Co. 1,080.95
298-165th st, n s, 43 w Summit av, 30x100. Metropolitan Sewer Pipe Co agt Wm Schlechter & Jno J Spearing & Son. 22.88
299-Forsyth st, No 213. Fooks Engine Co agt Benjamin Kessler. 26.60
300-10th st, No 221 East. Same agt Cohan Goldstein & Co. 38.25
301-5th st, No 533 East. Same agt Israel Tucker. 28.30
302-Cherry st, No 222. Same agt Scheer Ginsburg Realty Co. 38.50
303-61st st, No 332 East. Same agt Morris Goldberg. 25.75
304-Attorney st, Nos 17 & 19. Same agt Sam Levin's Sons & Sam Levin. 44.75
305-2d av, No 141. Same agt Saml Fein. 26.55
306-60th st, Nos 403 & 405 East. Same agt Marcus Schiff. 39.10
307-71st st, Nos 416 & 418 East. Same agt A S Miller. 87.50
Jan. 26.
308-Broadway, s e cor 43d st, 105x194. D H McLaury Marble Co agt Mary A Fitzgerald, Broadway & Forty Third Street Building Co. 13,877.00
309-Teller av, w s, 333.10 n 169th st, 75x100. Church E Gates & Co agt Teller Realty & Construction Co. 238.08
310-3d st, No 306 East. Wolf Liebes agt Abraham Leichtag & Mindel Leichtag. 156.00
311-Woodlawn av, e s, 25.6 s 207th st, 25.6x100. Hudson Wood Working Co agt Rudolph L Helbing. 383.00
312-12th st, Nos 137 to 145 West. Pierce, Butler & Pierce Mfg Co agt Chas Rubinger & Altman Plumbing Co. 192.98
313-2d av, No 95. Frooke Engine Co agt Isidor Ganz. 42.20
314-4th st, No 169 West. Same agt M Valcanza. 28.60
315-21st st, No 303 East. Jno Mako et al agt Michael Reischman, lessee, Estate of Hamilton Fish & Rosenberg & Co. 45.00
316-3d av, Nos 4065 to 4071. Tiger Construction Co agt Leopold Gutttag. 2,443.74
317-81st st, No 235 East. Fooks Engine Co agt Barnet Oppenheim. 69.20
318-24th st, No 235 East. Same agt Max Wachsmann. 25.60
319-12th st, Nos 339 & 341 East. Fooks Engine Co agt Louis Fleischer. 33.70
320-Satisfied.
321-Allen st, Nos 151 & 153. Fooks Engine Co agt Kaplan & Bloom. 30.75
322-79th st, No 126 East. Jno J Martina agt I Westar Kendall & Jacob F Oberle. 1,123.60
323-Richard st, e s, 225 s Mace av, 50x100. Chas Bailey agt Gertrude Rauch & Griver Rauch. 500.00
324-168th st, No 579 East. Abraham Lerman agt Carrie Wendling. 309.00
325-Rivington st, No 73. L Fooks Engine Co agt Louis Locks. 26.50
Jan. 27.
326-10th st, No 234 E. Arthur J Panoff agt Jno Doe & Louis B Greitzer. 40.70
327-Teller av, n w s, 333.10 n e 169th st, 75x100. G Zibelli & Son agt Teller Realty & Construction Co & Geo Ludwig. 600.00
328-162d st, No 879 East. David Garman et al agt Geogina Rendall & Jno Rendall. 296.00
329-3d av, No 4065 to 4071. Harry Berman agt Leopold Gutttag & Tiger Construction Co. 125.00
330-183d st, n s, 99.7 w Washington av, 100x175. National Fireproof Sash & Door Co agt Bell Stone Realty Co & Jno Rendall. 1,260.00
331-Kelly st, w s, 73 s Intervale av, 650x100. National Fireproof Sash & Door Co agt Bell Stone Realty Co & Jno Rendall. 290.00

332-Valentine av, n e cor 178th st, 128.9x602. National Fireproof Sash & Door Co agt Bell Stone Realty Co & Jno Rendall. 125.00
333-28th st, Nos 44 to 50 W. Empire Floor Tile Co agt Regent Construction Co & Sirrine Tile Co. 644.82
334-3d av, Nos 4065 to 4071. Acme Metal Ceiling Co agt Leopold Gutttag & Tiger Construction Co. 187.00
335-43d st, No 127 W. Ford Bros agt Woodstock Hotel Co & General Electric Sign Co. 230.00
336-10th av, n e cor 207th st, 99.1x100. Sutphen & Myer agt Jno Doe & University Heights Hotel Co. 89.34
337-Same property. Same agt Jno Doe & Jas H Walsh. 583.00
338-Teller av, Nos 1337 & 1339. Edw C Barbig agt Geo Ludwig & Teller Realty & Construction Co. 1,480.00
339-Jackson av, w s, 214 n 163d st, 106x100. Pordi Tile Co agt Ram Realty Co. 514.00
340-95th st, No 118 West. Cohen & Grau agt Congregation Pincus Elijah & Grampion Realty Co. 743.00
341-So Boulevard, w s, 193.5 s 182d st, 139.11x132x irreg. Lewis C Auwell et al agt Katonah Construction Co & Gietano Di Giovinni. 64.00

BUILDING LOAN CONTRACTS.

Jan. 21.
No Building Loan Contracts filed this day.
Jan. 23
32d st, s s, 225 e 2d av, 93x98.9. City Mortgage Co loans Franbro Realty Co to erect a 12-sty loft; 6 payments. \$150,000
Park av, e s, 100 s Wendover av, 52.6x100.3. Same loans Fulton-Wendover Construction Co to erect a 6-sty apartment; 13 payments. 35,000
Jan. 24.
Riverside Drive, e s, 225 s 119th st, 113.4x-. State Realty & Mortgage Co loans B Crystal & Son to erect two 12-sty apartments; 14 payments. 200,000
Jan. 25.
Byron av, e s, 125 n 236th st, 25x100. Agnes K Malone loans Jas E Donnelly to erect a 2-sty dwg; - payments. 4,200
Jan. 26.
Bryant av, w s, 300 n Freeman st, 50x100. Manhattan Mortgage Co loans Cioffi Co to erect a 4-sty bldg; - payments. 32,000
Prospect av, n w cor 179th st, 50x100. United States Title Guaranty & Indemnity Co to erect a - sty bldg; - payments. 35,000
Jan. 27.
Pinehurst av, s w cor 180th st, 200.5x100. Jacob Hirsh loans Rountree Realty Construction Co to erect two 5-sty bldgs; 11 payments. 110,000
Riverside Drive, s e cor 102d st, 76.11x118x irreg. Metropolitan Life Ins Co loans Rockledge Construction Co to erect a 5-sty apartment; 8 payments. 500,000
Wilkins av, w s, 182.10 n Jennings st, 82.3x102.7. City Mortgage Co loans Success Construction Co to erect - bldgs; - payments. 54,000
Kelly st, w s, 125 s Westchester av, 40.5x100. City Mortgage Co loans Burnett-Weil Construction Co to erect - bldgs; - payments. 27,000
Lyon av, n s, 55 e Grace av, 25x100. Geo McClausen loans Schuyler Construction Co to erect 2-sty dwg; - payments. 4,500
141st st, n s, 275 w Lenox av, 99.11x250. Chas M Rosenthal loans Max J Kramer to erect two 6-sty apartments; 10 payments. 325,000

SATISFIED MECHANICS' LIENS.

Jan. 21.
Jefferson st, No 33. Brooklyn Fireproof Sash & Door Co agt Louis Shulsky Co et al. (Nov 1, 1910). \$60.00
147th st, n s, 75 w Concord av. W M Young agt Mrs M S Cullo et al. (Jan 16, 1911). 32.50
129th st, No 115 East. Jno M Crump agt Mary Berardine et al. (Jan 7, 1911). 542.22
Jan. 23
Wadsworth av, n e cor 177th st. Savov Glass Co agt Jno B Berry Co et al. Nov 15, 1910. 546.60
Same property. Michael J Martin agt same. (Sept 29, 1910). 2,900.00
Same property. Vanderbilt Tile Co agt same. (Sept 30, 1910). 3,200.00
Same property. Standard Plumbing Supply Co agt same. (Oct 1, 1910). 3,950.00
Same property. Max Poster et al agt same. (Oct 1, 1910). 1,800.00
Same property. B M Maltz Co agt same. (Sept 29, 1909). 2,100.00
Same property. Wm Strianese agt same. (Sept 30, 1910). 1,200.00
Same property. Richard E Thibaut Inc agt same. (Oct 1, 1910). 297.58
Same property. Vanderbilt Tile Co agt same. (Sept 29, 1910). 3,200.00
Same property. Pittsburgh Plate Glass Co agt same. (Sept 30, 1910). 300.51
Same property. Michael J Martin agt same. (Sept 28, 1910). 2,900.00
Arthur av, e s, 100 n 188th st, 25x100. Standard Plumbing Co agt Defeo Realty Co et al. (Dec 14, 1909). 500.00
152d st, n s, 90 w Amsterdam av. Louis Mader agt Church of St Catherine of Genoa et al. (Jan 7, 1911). 2,349.45

17th st, Nos 227 to 239 West. Harry Pomrinse agt 227 West 17th Street Co et al. (Jan 20, 1911). 129.20
Jan. 24.
178th st, Nos 586 to 590 West. Alfred Benson agt Jno Glass et al. (Dec 10, 1910). 655.00
125th st, Nos 321 & 323 East. Abraham Cohen et al agt Richard K Fox et al. (Jan 16, 1911). 1,050.00
Ryer av, s e cor 180th st. Jackson, McGlade & Co agt S A Whisten Construction Co et al. (Oct 18, 1910). 770.00
Same property. National Fireproof Sash & Door Co agt Same. (Sept 13, 1910). 235.00
Same property. Jos Nobiletti Bros & Co agt same. (July 21, 1910). 555.00
Same property. Jno V McEvily agt same. (Aug 27, 1910). 1,300.00
Same property. Jno Sammartano & Co agt same. (July 18, 1910). 775.00
150th st, No 761 East. Marcus Buda agt David Cohen et al. (Jan 17, 1911). 107.33
Forest av, w s, 100 s 161st st. Roofing & Water Proofing Co agt Lewis Realty & Construction Co et al. (Jan 16, 1911). 125.00
Lenox av, w s, whole front between 141st & 142d sts. Standard Plumbing Supply Co agt Jos Golding Realty Co et al. (Jan 12, 1911). 1,830.00
Anthony av, e s, 198 s 173d st. Geo J Kuhn agt Anthony Av Construction Co et al. (Oct 29, 1910). 106.00
Anthony av, e s, 178.10 s 173d st. Colwell Lead Co agt Anthony Avenue Construction Co. (Nov 17, 1910). 1,712.07
Same property. Church E Gates & Co agt same. (July 22, 1910). 1,664.55
Anthony av, e s, 81 n 172d st. Rudolf Gersmann agt same. (July 21, 1910). 3,250.00
Same property. Tager & Katz agt same. (Sept 6, 1910). 15,396.66
3d av, s e cor 175th st. Oriental Fireproof Sash & Door Co agt Codae Realty Co et al. (Jan 16, 1911). 940.00
Jan. 25.
143d st, s s, 125 w 8th av. Sanders & Barnett Inc agt Jno Denaia et al. (Oct 7, 1910). 305.00
37th st, Nos 130 & 132 West. Kosalsky Bros agt Church of the Holy Innocents, Roman Catholic, et al. (Dec 28, 1910). 225.00
2d av, Nos 1903 & 1905. Herman Slate Co agt Mathilda F Fitzsimons et al. (Dec 8, 1910). 95.00
Claremont av, Nos 138 & 140. Consolidated Chandelier Co agt Tuscan Construction Co et al. (Nov 19, 1910). 1,027.50
26th st, Nos 518 to 534 West. Louis Prignano agt Realty Co of West Twenty-sixth Street et al. (Sept 12, 1910). 250.00
Same property. Alpha Portland Cement Co agt same. (Aug 24, 1910). 9,031.43
Same property. Cornelius J Gallagher agt same. (Aug 29, 1910). 2,271.83
Mulberry st, No 73. Alberer Stone Co agt Raffaele Prisco et al. (Dec 23, 1910). 100.00
Jan. 26.
Wilkins av, w s, 75 s 170th st. G di Gabriel agt Hary H Hess et al. (Jan 7, 1911). 26.95
Same property. Giovanni Marra agt same. (Jan 7, 1911). 31.95
Same property. Nicolo Ippolito agt same. (Jan 7, 1911). 26.63
Same property. Donato Ventura agt same. (Jan 7, 1911). 10.00
Same property. Nicola Delpizzi agt same. (Jan 7, 1911). 26.68
Same property. Francisco Stanga agt same. (Jan 7, 1911). 17.50
Same property. Carmine Varrecchio agt same. (Jan 7, 1911). 10.00
Same property. Guiseppie Andonelli agt same. (Jan 7, 1911). 17.50
Madison av, No 132. Saml Rubin et al agt Jared W Bell et al. (Nov 20, 1909). 285.00
Hester st, n s, 100 w Suffolk st. Jacob Waszkow agt Mary Leschnik et al. (June 27, 1910). 76.00
Jan. 27.
Riverside Drive, s e cor 145th st. Chas Darden agt Dacorn Realty Co et al. (Jan 26, 1911). 190.00
159th st, n s, 100 e St Nicholas av. Nicholas G Lalor agt Jno H Scully et al. (Feb 21, 1910). 542.98
Kingsbridge rd, Aqueduct av, 192d st & Teetaw av, whole block. A W Burritt Co agt Hebrew Infant Hospital & Asylum et al. (Dec 24, 1910). 2,083.81
Same property. Pittsburgh Plate Glass Co agt same. (Aug 22, 1910). 1,877.00
Same property. H W Palens Sons agt same. (Aug 22, 1910). 9,682.00
Same property. A P Bigelow & Co agt same. (Aug 23, 1910). 152.37
143d st, No 308 W. Acme Metal Ceiling Co agt Giovanni De Maio et al. (Nov 16, 1910). 150.00
15th st, Nos 314 & 316 W. Julius Goldshole agt Sam Liptman et al. (Nov 1, 1910). 90.60
188th st, n s, whole front between Beaumont & Cambrelling av. Jos Weine agt Bedford Park Construction Co et al. (Sept 20, 1910). 80.00
1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

For Attachments and Chattel Mortgages Affecting Real Estate, see page 175.



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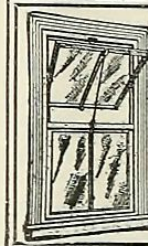
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