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BUSINESS AND THEMES OF GENERAL INTEREST.

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GREENWICH VILLAGE REALTY.

FOR the last year there has been a gradually increasing amount of activity in business property in Greenwich village, and no minor movement which has recently taken place in Manhattan real estate has run a more natural course or is better justified. It has not been accompanied by any blowing of horns or by any considerable increase in speculative prices. Indeed, if any such increase had taken place the movement would probably have come to a sudden end. It has been based on the fact that property available for business occupation can be purchased cheaper in the Greenwich district than can similarly desirable property elsewhere in Manhattan. There is no room, consequently, for any great speculative profit. Business firms who are persuaded to buy or lease in that neighborhood must be offered the inducement of comparatively low land values, because under prevailing conditions they would scarcely settle in a relatively inaccessible district on any other terms. It is they, consequently, who are reaping the advantage of the current activity. They are getting a good location for their warehouses and factories without paying as large a profit to speculative operators as is usually the case with similar transactions in Manhattan real estate. Moreover, the business men who are moving into this district will have a good deal to gain hereafter from their forehandedness. Greenwich village will never be a worse location for a factory or a warehouse than it is at present; and within a few years it will probably in every way be a much more accessible and desirable location. The extension of Seventh Avenue will open it up for vehicular traffic; and the Seventh Avenue Subway will tie it close to the other business and the residential parts of the city. A certain increase in real estate values is sure to result. Any business firm which could occupy profitably a location in that part of the city should do so within the next year or two, and in this way obtain the advantage of the more favorable conditions under which business will be transacted thereabouts after the proposed street and transit improvements are completed.

BORROWING CAPACITY.

AFTER witnessing the effect upon the minds of certain people of an increased assessed value of real estate amounting to almost \$900,000,000, one begins to believe more than ever before in the virtue of establishing a fixed limit to the borrowing capacity of the city. It seems to be assumed by the advocates of a competitive Subway system at any cost that the power of the city to borrow an additional \$90,000,000 for transit purposes constitutes a valid argument for taking advantage of that power. None of these gentlemen appear to realize that the issue of such a cartload of additional securities would severely strain the credit of the city; and this strain would only be the greater in case the expense of an independent Subway system could be borrowed within five years instead of being spread over ten. The increase in the borrowing capacity of the city helps the argument in favor of competition at any cost, in the sense that it enables the advocates of this policy to promise the immediate construction of the Bronx and Brooklyn connections of the Broadway-Lexington Avenue route; but, of course, it only increases the force of the objection to any such extravagant waste of the city's credit. The city is now borrowing at the rate of \$50,000,000 or \$60,000,000 a year, and it is obliged to pay 4¼ per cent. for its money. Its

ordinary demands during the next five years will be equal to the larger of the two sums mentioned above. If, in addition, it is obliged to borrow \$40,000,000 a year for Subway construction, there is no telling how high a rate of interest would be charged by the money market—particularly in view of the fact that the whole conservative banking community would regard with grave misgivings the risk which would be incurred by such an adventure. This consideration has not bulked very large in the current discussions of the Subway problem, but it seems of paramount importance to the Record and Guide. It would increase the cost of an independent system over that of a co-operative system by many millions; it would increase the cost of all other city improvements, and in any estimate of the comparative economy of the two policies it should be duly weighed. A competitive system would be costly, not merely because it is expensively planned, not merely because it would duplicate existing means of communication, not merely because it would exact double fares from millions of passengers, but because the money needed for its construction would be loaded with at least one-quarter of one per cent. additional interest charge.

THE GENERAL TREND.

REPORTS from building contractors are now to the general effect that they have many more building plans to figure than a month ago. The plans filed in Manhattan Borough since the first of the year represent an appropriation exceeding by 60 per cent. the sum involved in the plans filed in the corresponding weeks last year. In The Bronx, projects enough were announced last fall to keep the builders busy for a long time, and the Borough of Queens, which now claims the activities of many operators once prominent in Brooklyn, will break all records for construction this year. All the indications are that the spring building season will open vigorously with small work in the suburbs, and that later on there will be a formidable array of large work in Manhattan to engage the trades very generally. Not only is there a better state of building facts than a year ago, but a highly improved state of public mind. In the real estate market, star transactions are becoming numerous enough to warrant a prediction of general revival not long hence. Experts in fundamental building materials, such as structural steel, expect a large business to develop in April, and the rising prices of steel securities reflect this opinion. Building costs are again low, compared with the level of five years ago. The receding cost of living is helping to tone up the public spirit, and all the signs of the times are that the corner has been turned, the nadir of business depression rounded by the star of hope. In a more particular way, it can be said that never before in this city were there so many contracts for vast operations coming on at once. Think of an era in which there will be under construction buildings of the immensity and quality of the Municipal Building, the main portion of the Grand Central Depot, a new General Post Office, an office building that will overtop any building in the world, another almost as tall, a great hotel, a Masonic Temple, two church edifices of the finest quality, a great high-school, half a dozen office buildings of the first magnitude, besides a score of apartment houses of the first rank. And this is referring only to those erections which dent the skyline or bulk large against the horizon. Business views are shaped not by star projects merely, but by an unaccountable number of events tending in the same direction. From all, it is a fair deduction that when this winter is past the building trades will be entering a new era of good times.

A HUDSON RIVER BRIDGE LESS CERTAIN.

THE proposition before the States of New York and New Jersey of either bridging or tunneling the Hudson River has been narrowed down by the investigations of the past year to one possibility, and this by reason of having its cost increased by one hundred per cent. is that much less a probability. A single-span bridge at 59th street is the conclusion that the Interstate Commission has reached, and the one span will cost double the sum that was estimated for a bridge having two spans. The latter has been found impossible because of there being no foundation for a pier in the middle of the stream. A tunnel to match the bridge in capacity would cost as much and yet not serve the purpose of a bridge. So large would the members of this structure have to be and so unprecedented the work in all respects, its cost cannot be estimated from present data. At one time the cost of a bridge having but a single span between the two shores was considered prohibitive, but as the

Commission proposes to continue its investigations it evidently does not consider that the project has become a hopeless one. It is true that the great States of New York and New Jersey are rich and that together they could carry on any work they considered necessary and worth its cost. It is also true that if the river could be bridged it would develop in time a most inviting country in northern New Jersey and southern New York State, and at once provide a highway to the Interstate Park along the west shore, a pleasure ground which is about to be opened and adorned for the use of the people of the great metropolitan district through the munificence of a group of wealthy men and women. In order to get full benefit and enjoyment from the Park, access to it by means of not only a bridge at this point, but also by another at West Point would seem to be required, if it is not quite inevitable. If the two States conclude to build the costly span, it will be because of taking this larger view of its duty to posterity rather than merely

the local view. They had virtually indicated their willingness to spend ten millions for a two-span bridge between Fort Washington and Fort Lee, but a single span at Fifty-ninth street is quite another proposition. No special reason is given by the Commissioners for preferring Fifty-ninth street to Fort Washington as a site. While it is presumed that they consider this the location which would be most convenient to the public, yet it must be recalled that the agitation for the great undertaking was predicated on the crossing between Fort Lee and Fort Washington. In the latter case the bridge would serve and please the Bronx, and in the other location it would be in line with the Queensboro Bridge and therefore of some use to Long Island. Upon Manhattan the good effects might in time be appreciable, but the first and always the greatest benefits would be for New Jersey. Manhattan has had highway bridges before. As the bridge would be a gift from the States, it ought to be their privilege to build it where they would like to have it.

THE REBUILDING OF THE BLOOMINGDALE DISTRICT

Notable Operations Along Broadway—Remarkable Campaign in Twelve-Story Houses—The Restraints Against Overproduction

MORE is being done this Winter in the cause of real estate development in the district once known as "Bloomingdale" and later as the "West End," than in any other residential quarter of Manhattan, if not of the whole city. Assuredly more money is being invested there in structural improvements than anywhere else. Broadway, for example, as it runs through this district, can number more buildings in course of erection now than in any one year since the building movement in anticipation of the Subway.

So highly valued and closely held are the sites on Broadway available for im-

provement, and so unusual is it to see at one time so many great apartment houses under construction, the details are of interest. Real estate experts look upon the present building campaign on the Upper West Side as having two aspects and two causes. There was one cause for the swift improvement of Morningside Heights and another for the rebuilding of the older section immediately south of it. Morningside Heights was an entirely new field for builders. The University, the Cathedral and the Subway brought in their train to the beautiful plateau the best equipped body of real estate operators

the city had yet produced. The tract had been reserved for many years for developers with high ideals. It was the "last frontier." No University in the world has better reason to be pleased with its architectural neighbors than Columbia has, and the New York real estate and building interests, in which the "commercial" spirit is commonly supposed to be highly developed, must be credited for once with a fine appreciation of what was required of them in this case.

REBUILDING THE WEST END.

With respect to the section immediately south of Cathedral Parkway, the work now in hand has the character of a rebuilding movement, inasmuch as the builders have begun to demolish dwellings erected only twenty-five years ago. For the second time since the Civil War they are going over the same ground. Their inspiration no doubt came from the Morningside quarter, but the strongest incentives are comprehended in the fact that private dwellings and small tenements having ceased to be speculative building propositions in that territory, the 12-story high-class house was the only logical expression for building activity. There was nothing else to do. Besides, the old restrictions were about run out, and as the character of the section was changing and values enhancing, owners cared less about keeping away the only kind of development through which they or their heirs could realize full value upon their holdings. So we have seen old home plots that were restricted against "tenements" taken for 12-story apartment houses without a word of protest from adjacent owners.

The Furniss property and the Evans block came on the market when the psychological moment arrived which found the builders prepared to handle propositions of this magnitude. So too the lands along Cathedral Parkway, Claremont avenue and on other choice blocks had waited until the logic of events demanded their utilization. In New York good lands have only to wait until their numbers are called.

Activity is now more pronounced in what may be designated as "Bloomingdale" than it is on Morningside, where the few unfinished operations are mostly under cover. On Broadway alone in "Bloomingdale" there are five 12-story houses under construction, three of which will cost one million dollars each, without counting the value of the land; a fourth house will cost \$700,000, and the fifth \$550,000. For a number of years Broadway had been building, so to speak, spasmodically. The "Apthorpe" and the "Beljord," each cov-



A BROADWAY APARTMENT HOUSE OF THE YEAR 1910.
Broadway at 98th Street. George & Edward Blum, Architects.

ering a square block front, were in a class by themselves. Whether New York will ever see a building "movement" in apartments of the size of the "Apthorpe" it is impossible to say. Still, twenty-five years ago 12-sty elevator apartment houses seemed just as impossible to speculative builders.

The "Allenhurst," at the southeast corner of 100th st and Broadway, if not "Stanley Court" on Bloomingdale Square, can probably be considered as the leader of the present movement in Bloomingdale, which in olden times had its center at 100th st. Then came the "Allendale" a short distance away, at West End av and 99th st, and the "Cornwall" at the northwest corner of Broadway and 90th st, followed by the first break in the Furness block, across the avenue from the "Allenhurst," and the erection of the first house on that property, the "Bennington Corners," built by the A. C. & H. M. Hall Realty Company, from plans by Neville & Bagge. Then came two more houses on Broadway—one at the northeast corner of 101st st, the "Chepstow," and the other at the northeast corner of 108th st.

THE POSSIBILITY OF OVERPRODUCTION.

The erection of a 12-sty apartment house to occupy half a block front on Broadway usually means not merely the investment of a million dollars or more but also the possession of faith in the public's ability and willingness to meet rental schedules of from three to five thousand dollars per annum. The possibility of overproduction has begun to receive consideration. While it is not supposed that this class of houses can be multiplied indefinitely and made to pay, there is an underlying belief on the part of builders that the limited number of available locations and the limited number of operators able to handle propositions of such large proportions are a guarantee against disaster when a fair amount of discretion in regard to location and timeliness is exercised.

The case is cited of the "Bennington Corners," on West End av at 100th st, representing a type of house and a location with which the Broadway house must come in competition, and which had all its suites occupied except two at the last report. The rent schedule in this house, running from \$1,200 to \$2,500 a year for six to eight rooms and two baths is considered moderate, and it might well be that houses planned on a grander scale and occupying a more expensive site might not be filled so rapidly. Builders would do well in these times to consult with real estate agents before beginning a large operation. The difference between a successful house and one that is not successful can most often be bridged by the advice of an agent who understands the requirements of the renting public. A successful modern apartment house is properly a three-linked enterprise, in which the architect, the builder and the agent are the three links.

More than ordinary professional interest centers in the outcome of the Broadway movement. The "Wellmore" just completed at the southeast corner of 77th st by the Charter Realty Co. (Bing & Bing), at an estimated cost of \$700,000, for construction alone, is an exceptionally handsome piece of work. The long entrance hall is adorned with statuary and paintings and has walls of Caen stone interspersed with panels of carved oak, and heavy rugs cover the marble floors.

ON THE EVANS BLOCK.

On the square block bounded by Broadway, 89th and 90th sts and West End av, four houses are under construction. Two are owned by the Eighty-Ninth and Ninetieth Street Company, otherwise George F. Johnson, Leopold Kahn and Mr. Frame, who have built notable houses

in the past. One of the two is at the northwest corner of Broadway and 89th st, from plans of George & Edward Blum, architects, and is estimated to cost \$1,000,000. Only part of the steel frame of this house has yet taken shape. It will have suites for sixty families and have large inner and outer courts.

The other house under construction by the same owners is situated diagonally across the block, at the northeast corner of West End av and 90th st. This will be even a finer building than the one on the Broadway side. The north half of the Broadway frontage of the block is under a restriction agreement, for ten years, against an apartment house, or anything over four stories.

On the northeast corner of West End av and 89th st the West End Construction Co. (Morris Strauss, president) is erecting a 12-sty apartment from plans of Schwartz & Gross and B. N. Marcus, to cost \$325,000; and adjoining it, in 89th st, is to be an 8-sty house for the North Holding Company, from plans by Mulliken & Moeller, who are owners as well as architects in this instance.

While pausing at the West End side of this busy block one can see three other 12-sty apartments under construction on West End av. But having Broadway more particularly in mind, the reader will find on continuing up that thoroughfare these other new works:

At 92d st the Yorkshire Realty and Construction Co. (Isaac Meyer & Son) is building from plans of Neville & Bagge a 12-sty apartment to cost \$300,000.

At the northeast corner of 95th st the Realty Construction Company has just completed from plans of L. F. J. Weiher, a 2-sty store and garage building with a frontage of 125 feet and a depth of 121, which was estimated to cost \$150,000.

Three blocks farther north, at the southeast corner of 98th st, Samuel Barchardt of 349 West 86th st, as owner, is having erected by Fleischmann Bros. Company, from plans by W. L. Rouse and L. A. Goldstone, architects, a house that is estimated in the plans filed to cost \$1,000,000 for construction alone. The building has not yet been enclosed.

On the opposite corner, north, T. J. McLaughlin's Sons are completing, from plans of George & Edward Blum, another million dollar house, with a very handsome exterior, but not yet ready for inspection. It has a depth of 145 feet on a frontage of 100.

If this were not New York one would ask where the families were coming from to tenant all of these high grade apartments. The fact that only one 12-sty house has been started or projected this Winter so far, either in the Bloomingdale section or on Morningside Heights, is perhaps an indication that builders, if not lending interests, consider it advisable to await the results of current work in this class of housing before proceeding farther.

NEWER TYPES.

But a number of plans have been filed this Winter for houses of nine and eight stories. One of nine stories is planned for Morningside Drive at 120th st, by the Stevenson Construction Co., and another for the Carnegie Construction Co. (Charles Newmark, president) in 114th st, between Broadway and Riverside Drive.

Eight-story apartment houses have been planned this Winter so far for the following sites. One on the north side of 89th st (the former Evans block) for the North Holding Co., from plans by Mulliken & Moeller, architects, who are also owners; one on the north side of 108th st, east of Broadway, from plans of George & Edward Blum, for the 108th Street Realty Co. (Jos. L. Graf, president), and one on the south side of 115th st, between Broad-

way and Riverside Drive, for the Carnegie Construction Co.

These plans and some recent operations indicate that the 8-sty house is certain to be the type of construction that will be most used for developing the side streets near Broadway.

EMPLOYERS' COMPETITION.

Proved that Semi-Fireproof is as Cheap as Frame Construction in New York City—Terra Cotta Blocks Specified for Prize Houses.

The two prize designs in the late architectural competition conducted by the Building Trades Employers' Association will be worked out in the shape of model dwellings and made permanent exhibits in the Builders' Exchange. The specifications are for semi-fireproof construction, and the two houses will be made as large as the available space will permit.

The architect who won the first prize for the best design in the \$4,500 class specified terra cotta blocks for walls and partitions, the exterior to be finished with cement stucco. The prize design in the \$2,500 class also specified terra cotta walls, but wood partitions. For each house a shingled roof was specified.

Mr. Lewis Harding, of Lewis Harding & Co., carpenters and builders, of 334 East 27th st, who was a member of the committee having the competition in charge, speaking this week of the results of the competition said that it proved that a semi-fireproof house could be built hereabouts for about the cost of a frame dwelling. In fact, there was a question in his mind if a frame house of either design could be built for the limit of cost in each case, unless in New Jersey and Long Island.

Mr. Harding said also that the cost of the semi-fireproof house was estimated at twenty cents a cubic foot. The dimensions and specifications in the prize-winning designs came within the limits. One of the very best designs had to be laid aside because its cubical contents exceeded the limit.

As the prizes were offered for the best designs rather than for equipment, the plumbing, heating and lighting had been omitted. These necessary requirements might add as much as twenty-five per cent. to the cost. And then a dwelling built after the larger design would require a site equal to at least four lots in order to be rightly placed.

Compared with the cost of building fifteen or twenty years ago, Mr. Harding said that while there is indicated an apparent increase of fifty per cent in the cost of suburban construction, yet such a dwelling as called for by either one of the designs would not have been built in that era, and could not have been. In the city the cost of construction had increased fully one hundred per cent. in twenty years.

Municipal Art Lectures.

Richard Welling, chairman of the lecture committee of the Municipal Art Society, has issued invitations to a series of Tuesday evening lectures in the galleries of the National Arts Club, 119 East 19th st, at 8.30 p. m., as follows:

January 31, "Problems of Achievements of the Art Commission of the City," by John Quincy Adams.

February 28, "Mural Painting in the United States," by Charles H. Caffin.

March 14, "The Decoration of a Semi-Public Building," by William Laurel Harris.

March 28, "The Artistic and Municipal Improvements in Foreign Cities," by Frederick S. Lamb.

ARCHITECTURAL LEAGUE EXHIBITION.

The Most Notable Works of the Year Represented—A Complete List of the Architectural Exhibits—An Exceptional Catalogue

IN the 26th annual exhibition of the Architectural Exhibition at the galleries of the American Fine Arts Society, 215 West 57th st, there are about eight hundred exhibits in architectural design, painting, sculpture and allied arts. William A. Boring is president and Stowe Phelps is secretary of the League and the Exhibition Committee, and are assisted by committees on Architecture, Decoration, Sculpture and Catalogue. The catalogue is a Year Book as well as a mirror of the show. One can take it home and in his armchair view the reproductions with almost as much satisfaction as the originals.

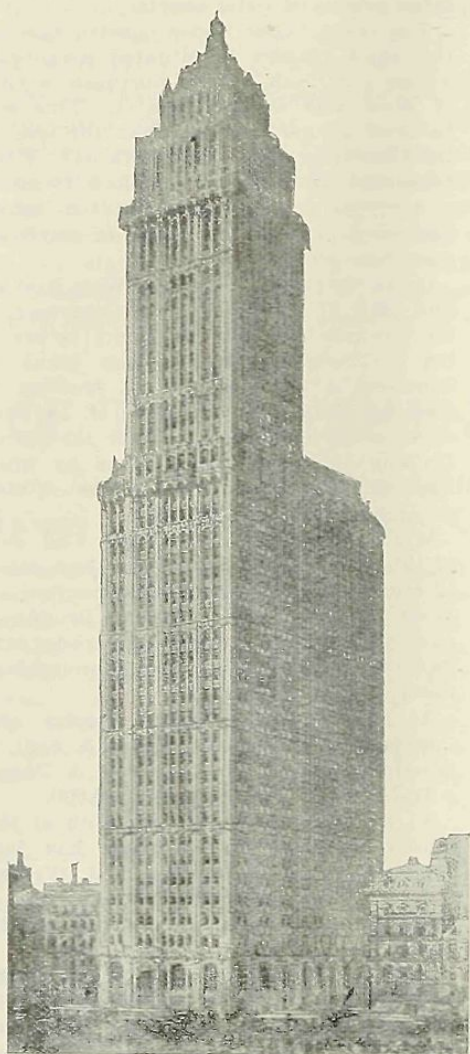
The colored frontispiece in the volume is Magonigle's design of the Fulton Memorial Water Gate for Riverside Park, and the next picture is the Italian Studio house at Tuckahoe designed by J. H. Phillips. A prominent picture is a beautiful drawing of the Mason Laboratory at Yale, designed by Charles C. Haight. McKim, Mead & White have sent to the exhibition general views and details of the Pennsylvania station, and a perspective of the new apartment house for the Century Holding Company on Fifth av.

Cass Gilbert exhibits a number of sketches and photographs, including a sketch of the Woolworth Building and photographs of the improvements at the University of Minnesota. Donn Barber, one of the three prize winners in the recent Washington competition, has photographs of the Institute of Musical Art and also of "Conyers Manor," on the estate of E. C. Converse at Greenwich, Ct. Arnold W. Brunner, another winner in the great competition for national buildings at Washington, has views of the Federal Building at Cleveland, for which city he is the supervising architect in the great public building scheme which has been undertaken there. William Bosworth Welles, the architect who designed the edifice for the Fifth Avenue Baptist church which the directors afterward decided not to build, contributes drawings of that building and of the New England Society Building, and a number of details of the Rockefeller Gardens.

Carrere & Hastings have representations of the Bryant Monument on the terrace of the New York Public Library, and of residences for Messrs. James A. Blair and Thomas F. Ryan, Cram, Goodhue & Ferguson, who are the architects of the New West Point and of St. Thomas's Church, show West Point views and a study for the reredos in St. Thomas's. Delano & Aldrich, the house of Dr. Lloyd near Boston. The clock tower in the Springfield municipal group, by Pell & Corbett, is a striking drawing. Palmer & Hornbostel's design which won the competition for the Oakland City Hall is represented by four drawings.

Charles I. Berg's "Charles Building," the physical structure of which is being erected on Madison av, is admired especially because of its graceful tower. The White Plains High School is a formidable building with castellated walls, by Henry C. Pelton. Tracy, Swartwout & Litchfield, post office and Court House at Denver is vast and impressive, of the Greek temple order of design.

The term "private apartment house" appears under a perspective drawing of the fine structure on Park av at 60th st, by William A. Boring, the president of the League. It is the first time this term has been used in a League catalog. To those who dislike the term "co-opera-



SKETCH FOR THE WOOLWORTH BUILDING.

Cass Gilbert, Architect.

tive apartment house," this will sound far better.

Indicative of the widening field and growing prestige of New York architects is the large perspective of the Havana (Cuba) terminal for the United Railways, by Kenneth M. Murchison, the architect of a number of terminal buildings in this country also.

In the department of Decoration are illustrations of the work of Edwin H. Blashfield, Kenyon Cox, Joseph Lauber, Fred Dana Marsh, Francis Newton, Ernest Peixotto, Howard Pyle, Henry Reuterdahl, Robert K. Ryland, Taber Sears, Robert V. V. Sewell, Walter Shirlaw, William Willett and Annie Lee Willett.

In Ecclesiastical Architecture the catalog of the exhibition illustrates the work of Alexander S. Locke, John Wm. Donohue, M. L. & H. G. Emery, Cass Gilbert, Heins & La Farge, Jassen & Abbott, Ludlow & Peabody, Elliott Lynch, Alexander McIntosh, Robert North, Watson & Huckel.

In Domestic and Landscape Architecture the Catalogue illustrates the work of Albro & Lindeberg, Alden & Harlow, Grosvenor Atterbury, Donn Barber, William A. Bates, D. K. Boyd, Harold A. Carparn, Harry A. Hill, Carrere & Hastings, Dillon, McLellan & Beadel, William Fishel, J. H. Frelander, Green & Wicks, Oswald C. Hering, Edward Shepard Hewitt, Alfred Hopkins, Kenneth G. Dow, Samuel Howe, Hunt & Hunt, Henry Allen Jacobs, Janes & Leo, Warrington G. Lawrence, Charles W. Leavitt, Jr., Lord & Hewlett, Clinton McKenzie, Alexander McIntosh, Reed & Stem, Paris & Schroeder, Taylor & Levi, Trowbridge & Acker-

man, William B. Tubby, Benjamin White, Ferruccio Vitale.

There were nine entries in the Collaborative Competition. The prize of \$300 was awarded to No. 832, Lawrence M. Loeb, architect; Henry Kruger, Jr., painter; George Lober, sculptor. The Henry O. Avery prize of \$50 was awarded to Leo Lentelli.

On Wednesday evening, February 1, a lecture was delivered before the league by Commissioner Calvin Tomkins, on "The Port of New York." Next Wednesday evening Mr. William Barclay Parsons will lecture on "The Architect and the Engineer." On Wednesday evening, February 15, Mr. Henry Hornbostel will lecture on "The Architecture of Yucatan."

The catalogue of the exhibition is the largest ever issued containing over three hundred folio pages, printed on heavy coated paper. More than one hundred pages are advertisements. The illustrations of the exhibits are exceptionally large. Not all of the works illustrated in the Catalogue are represented in the Exhibition.

The architects who have drawings at the Exhibition are: Albro & Lindeberg, Allen & Collens, L. E. Jallade, Grosvenor Atterbury, Francis H. Bacon, Bakewell & Brown, Donn Barber, Charles I. Berg, C. H. Blackwall, Boston; Bliss & Faville, San Francisco; Albert Joseph Bodker, Henry A. Boehm, William A. Boring, Alfred C. Bossom, William Wells Bosworth, F. D. Boyd, Philadelphia; L. V. Boyd, Philadelphia; Louis Boybton, Clarence W. Brazer, Arnold W. Brunner, Alfred Brusselle, Carrere & Hastings, Clinton & Russell, College of Architecture, Cornell University; Cram, Goodhue & Ferguson, Percy W. Darbyshire, Davis, McGrath and Kiessling, Delano & Aldrich, Dillon, McLellan & Beadel, R. Irving Dodge, Donaldson & Meier, Detroit; J. W. Donohue, Springfield, Mass.; Aymar Embury II., William Emerson, M. L. & H. G. Emery, Ewing & Chappel, Kate Mann Franklin, J. H. Frelander, Freeman & Hasselman, Bradford Lee Gilbert, Cass Gilbert, Green & Wicks, Buffalo; Charles C. Haight, Oswald C. Hering, Edward Shepard Hewitt, Louis P. Hobart, San Francisco; Alfred Hopkins, Kenneth G. How, Hunt & Hunt, Harry Allan Jacobs, Jassen & Abbot, Pittsburgh; Edgar A. Josselyn, King & Walker, La Farge & Morris, Charles W. Leavitt, Jr., Little & Browne, Boston; Clarence Luce, Ludlow & Peabody, Elliott Lynch, Clinton McKenzie, Maginnis & Walsh, Boston; Maynicke & Franke, Joseph H. McGuire, McKim, Mead & White, L. C. Mullgardt, San Francisco; Kenneth M. Murchison, Nelson & Van Wagenen, A. F. Norris, Palmer & Hornbostel, Paris & Schroeder, Pell & Corbett, J. H. Phillips, Reed & Stem, Lucian E. Smith, C. B. J. Snyder, Society of Beaux Arts, Alfred H. Taylor, Taylor & Levi, Tracy, Swartwout & Litchfield, Trowbridge & Livingston, J. T. Tubby, Jr., William B. Tubby, Bayard Turnbull, Baltimore; D. Everett Waid, Watson & Huckel, Philadelphia; Ben. V. White, Henry W. Wilkinson.

Other exhibitors are: the Aeolian Co., the American Academy in Rome, H. K. Bush-Brown, Washington; Henry M. Congdon & Son, Kenyon Cox, Fiske & Co., water color sketches of Tapestry brickwork; the Gorham Company, cartoons for stained glass windows; S. Klaber & Co., bronze; H. V. Magonigle, Vulcanite Portland Cement Co., concrete vase; Jno. Williams (Inc.); Tiffany & Co., model for Tiffany Building in Paris.

PRIZES AWARDED TO HOUSE OWNERS.

Architects' Committee Considers the "Verona" the Best House in Its Class Recently Erected—No. 144 East 40th Street the Best in Another Class.

THE committee appointed by New York Chapter of the Institute of American Architects to award prizes for the best apartment houses in the city recently erected reported yesterday to Secretary Frank H. Holden upon his return from California. The prizes are divided in two classes. One class is for houses of more

than six stories, and the other class for houses of six stories or less. For each class there is one medal and two honorable mentions. The recipients of the prizes are to be the owners of the houses in each case.

As this competition is to be an annual event, and as this is the first occasion, the

committee took into consideration houses which have been erected within the last three years.

The committee of award comprises seven members, namely: President Arnold W. Brunner, Secretary Frank H. Holden, Messrs. William Emerson, Charles Butler, Charles I. Berg, I. N. Phelps Stokes, C. B. J. Snyder, all of New York Chapter; and Robert W. de Forest, president of the Municipal Art Commission, and Hon. John J. Murphy, Commissioner of the Tenement House Department.

The names of the owners to be honored and their successful houses are given and designated below as follows:

HOUSES OF MORE THAN SIX STORIES.

Medal: For Mr. Francis L. Leland, president of the New York County Bank, owner of the "Verona" at the southeast corner of Madison av and 64th st. Architect, W. A. Mowbray, 604 West 115th st.

First Mention: For the Hendrik Hudson Company, owner of the "Hendrik Hudson" apartment house, on Riverside Drive, at 110th st. Architect, William L. Rouse, 12 West 32d st.

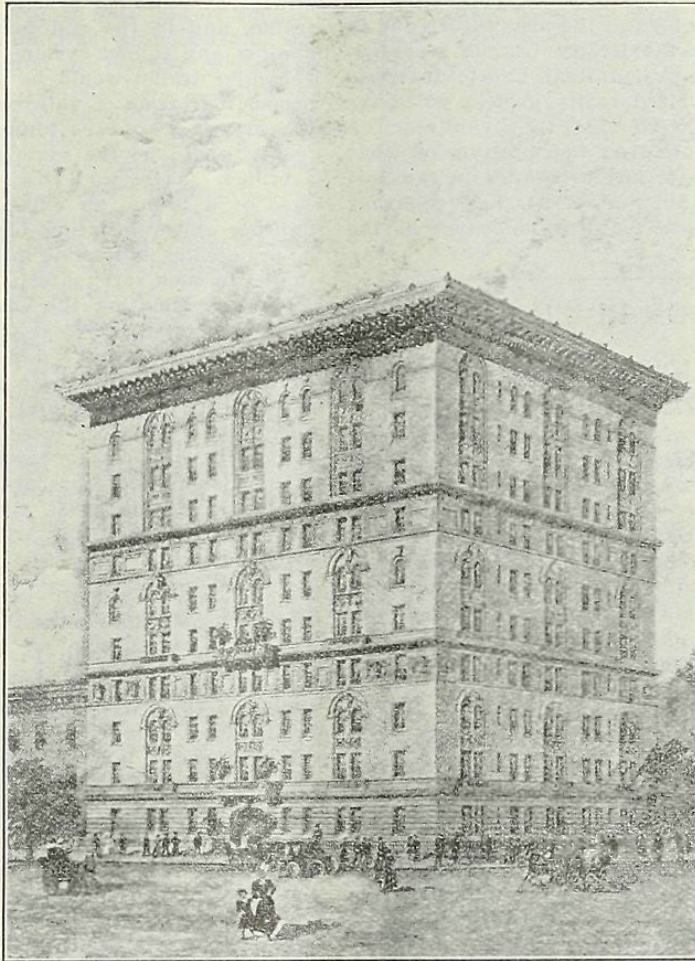
Second Mention: For The Alo Realty Company, of 34 Pine st, owner of the "The Britannia," at 527 West 110th st. Architects, Waid & Willauer, of 1 Madison av.

SIX STORIES OR LESS.

Medal: For Mr. J. F. A. Clark, of 144 East 40th st, owner of the house "No. 144 East 40th st." Architects, Walker & Gillette, of 131 West 40th st.

First Mention: For Mr. H. T. Weeks, of 105 West 40th st, owner of "No. 140 Wadsworth av," at the northwest corner of 180th st. Architect, F. A. Wright, 110 East 23d st.

Second Mention: For the Medford Realty Co., owner of the "Medford" apartment houses, occupying the block front on Broadway, between 163d and 164th sts. Architects, Schwartz & Gross, 347 5th av.



THE "VERONA."

Francis L. Leland, Owner.

W. A. Mowbray, Architect.

ARBITRATION CONVENTION ASKED.

A New Plan for a Continuation of Amicable Relations is Expected to Result.

The members of five building trades which went on strike on the bank building at the north corner of Wall and Broadway have submitted their grievances to arbitration and returned to work. The unions involved were hoisting engineers, plumbers, sheet-metal workers, steam-fitters and electrical workers. The ground of their complaint was the employment of alleged non-union structural ironworkers. The members of these trades disobeyed the orders of their respective arbitration boards in going out.

When this matter was being settled between the Emergency Committee of the Employers' Association and the Building Trades Council, the question was raised if the Employers would call a convention to draw up a new General Arbitration Plan if the Trades would ask them. It is understood that a request was later drawn up and forwarded to the Emergency Committee of the Employers' Association, but has not yet been acted upon. Presumably the question is one that will be finally decided by the Board of Governors.

This is the first formal request of the kind that has come to the employers since the former General Arbitration Board was

disrupted, a year ago. It is not a request for reconvening the General Arbitration Board under the old plan, but for a convention to formulate a new basis of arbitration. The old one had its faults, but its essential principles remain. One of the faults of the old plan was the possibility of "deadlocks." Its career was ended in a deadlock.

Grand Central Terminal Work.

About three thousand men are employed on the various kinds of new construction at the New York Central terminal. The passenger station fronting on 42d st, for which the site is being cleared, will have dimensions of 300 by 750 ft., extending north to 45th st, between Vanderbilt av and Depew pl. It is expected that the steel construction will be completed this year and that the building will be ready for use by the middle of next year. The excavating by which the surface of the yard is being lowered will be finished by the fourth "bite," which will be going on while the 42d st structure is being erected.

There remains about twelve thousand tons more of steel to be erected to complete the station. So far in the north sections about 16,000 tons have been erected. This includes 3,000 tons that went into the boiler house.

The walls of the 42d st section will be carried up from bedrock, and the exterior materials of construction will be the same

as in the other sections. The total height of the front will be 150 ft., which may be added to in later years. The John Peirce Company has a supervisory contract for organizing forces, superintending the work and doing the general work. Special installations are done by sub-contract. Terry & Tench have erected all the steel-work, the material being furnished by the American Bridge Company and the McClintic-Marshall Co.

MUNICIPAL ENGINEERS.—At the annual meeting of the Municipal Engineers of the City of New York the following named were elected officers for the ensuing year: Henry W. Vogel, Department of Taxes and Assessments, Manhattan, president; Sidney W. Hoag, Jr., deputy chief engineer, Department of Docks and Ferries, first vice-president; Frederick C. Noble, division engineer, Public Service Commission, second vice-president; Clarence D. Pollock, assistant engineer, Bureau of Highways, Manhattan, secretary; Herman K. Endemann, assistant engineer in charge, Topographical Bureau, Queens, treasurer. The following were elected as directors to serve for three years: A. L. Schaeffer, consulting engineer, the Bronx; E. J. Fort, chief engineer, Bureau of Sewers, Brooklyn; E. M. Law, Jr., assistant engineer, Topographical Bureau, Richmond, and Daniel L. Turner, general inspector of stations, Public Service Commission.

CONFERENCE ON PROPOSED VENTILATION LAW.

Progress Being Made in Work of Preparing Suitable Bill
—Conference of Big Realty Organizations Next Step.

REPRESENTATIVES of all the interests and bodies interested in the preparation of a modern ventilation bill for enactment by the present legislature met at 4.30 Thursday afternoon in the rooms of the New York Association for Labor Legislation in the Metropolitan tower. It was the largest meeting yet held.

Professor Seager presided and Miss Crystal Eastman, secretary of the association, was secretary of the meeting. Its purpose was to get some action on the bills. The suggestion to make two reports; a majority report to endorse the bill drawn by Commissioner Williams and concurred in by ventilating interests, and a minority to represent the dissenting views of the real estate owners, represented on the committee by A. R. Bastine of Webster B. Mabie & Co. was opposed by Mr. Bastine. Action was deferred.

The Allied Real Estate Interests of New York City made its first appearance in the fight for a ventilating law, being represented by counsel who spoke in favor of the bill drawn by Commissioner Williams. This bill is opposed by Mr. Bastine, who represents the realty interests, whether organized or not, and by Carlisle Norwood, counsel for the Realty League, on the ground that no bill can be prepared that would work satisfactorily to loft and factory owners until an investigation has been made of loft buildings equipped under the orders and with the approval of the Labor Department, to learn whether the object of the law is satisfied by these installations.

Prof. C-E. A. Winslow, of the College of the City of New York, an authority on the subject of ventilation, objected to the Commissioner's bill on the ground that the CO₂ standard is antiquated and is being discarded to-day by the best authorities in favor of the so-called "wet bulb" test, which takes the measurement of the atmospheric condition by a thermometer the bulb of which is encased in a piece of wet flannel. This contracts the mercury and gives a standard of humidity beyond which the standard of air purity is injurious to persons working in the room.

J. L. Martin, an English ventilation authority objected to the Commissioner's bill because, he said, New York State, if it adopted the standards fixed by the tentative measure would be putting into law standards which have been discarded in England. He opposed the enactment of any ventilation legislation until an expert investigation could be made regarding the general subject of ventilation.

A. R. Bastine, of Webster B. Mabie & Co., coincided with this view and said that more authoritative information should be obtained from actual installations before any report is made on any bill, especially since the one which would form the basis of the majority report would give no greater protection against abuses than does the present law. He said that he was investigating individual cases in lofts contained in the list sent him by Commissioner Williams and that the best answer he could make to the suggestion to make reports now was that in all cases investigated not one had authoritatively stated that the apparatus put in had effected a distinct improvement.

Only one of the cases investigated reported that he considered the ventilation equipment installed satisfactory. This man put in the apparatus himself to supply the peculiar requirements of his own factory.

Carlisle Norwood, counsel for the Realty League, said the call sent out by Miss Eastman explained that the conference had been called for the purpose of discuss-

ing a copy of the proposed ventilation law which had been agreed to by P. Tecumseh Sherman, Commissioner Williams and by D. D. Kimball, representing the special committee on New York State Legislation appointed by the American Society of Heating and Ventilating Engineers and that the real estate interests represented on the committee had come to no agreement on the matter.

The meeting continued so late that no formal action was taken. Another conference will be held in the near future and in the interim the Realty League representatives, the Allied Real Estate Interests and unorganized realty owners will have a conference so that they can reach a common ground on the question of what the real estate interests want in the proposed new bill and, if possible, endeavor to have these features embodied in the new measure.

HUDSON RIVER BRIDGE.

Only a Single Span Possible and It Would Cost Double the First Estimate.

The cost of a bridge at any crossing over the Hudson River between New York and New Jersey is largely dependent upon the length of span that can be used, and the superstructure of a bridge spanning the river from pierhead to pierhead line will cost approximately twice as much as a construction of two spans with a pier near the center of the river. This is the estimate of the Interstate Commissioners in their report to the Legislature.

The latter plan was the one favored by the Interstate Commission in the selection of the 179th st and 110th st sites, and it was hoped that hard bottom would be found for the support of a central pier. The results, as is now publicly known, did not bear out the expectations of the commissioners, who were unable to find anywhere a satisfactory foundation for a bridge pier in the middle of the river.

The commissioners are therefore of the opinion that any bridge crossing the river should be in one span between pierhead lines, and they have been advised by their engineers that the construction of such a bridge would cost practically the same at any of the proposed sites. The damage to property would vary considerably at each of the sites, but the commission came to the conclusion that West 57-59 st district would best meet interstate traffic requirements. This is the unanimous opinion of both the New York and New Jersey commissioners.

In view of the large cost of a bridge involving a span of about 2,800 feet, the commissioners studied the possibilities of a tunnel system for vehicular traffic, and in the end favored a bridge against any tunnel system. A tunnel for vehicular traffic would be a far different proposition from a railroad tunnel, and the cost of a six-tube tunnel of equal capacity would be the same as the cost of a bridge. There would be required in the case of a tunnel an expensive pumping, lighting and ventilating plant. It would be practically impossible to keep so long a tunnel in such soft material water-tight.

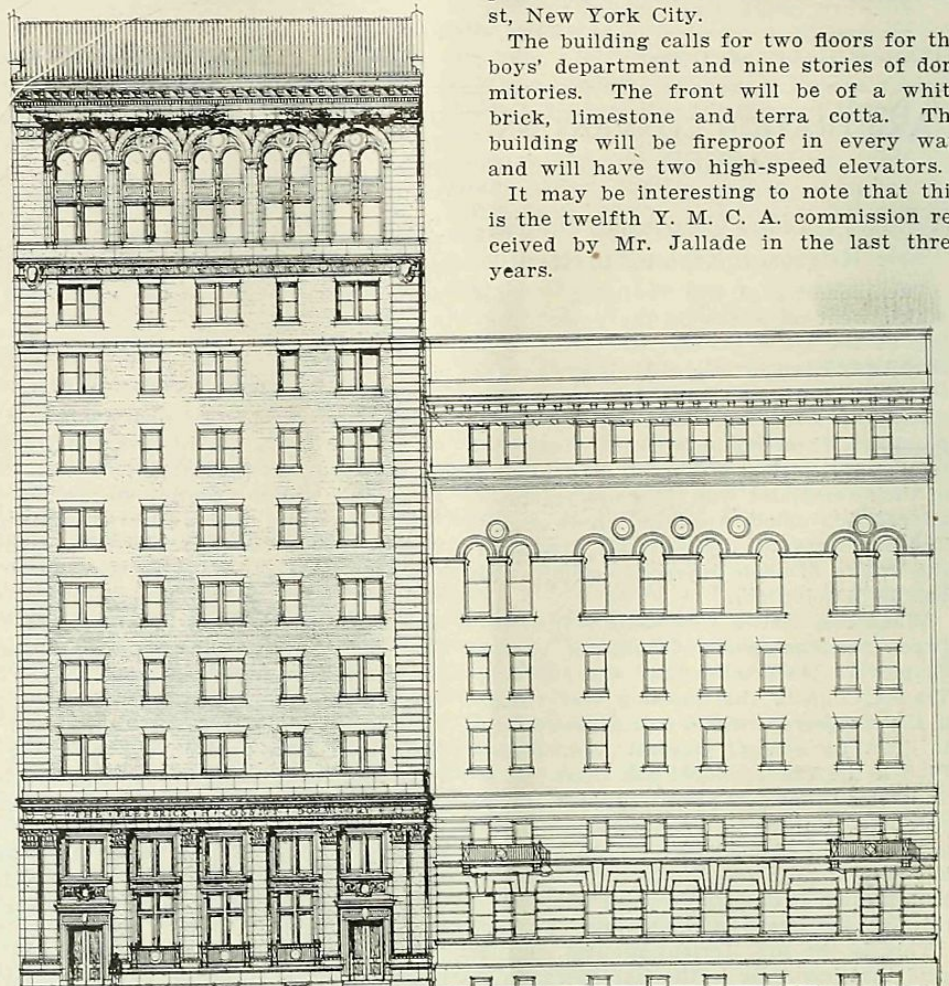
Before estimating the cost of a bridge in the vicinity of West 59th st it will be necessary to make additional borings covering the approximate areas of each of the main piers and each of the anchorages. After these borings are made it will be necessary to make calculations and prepare preliminary drawings of this great structure, which will be longer than any bridge at present constructed.

Outline Description of the New Dormitory for the West Side Y. M. C. A.

It was announced in the papers a short time ago that Mrs. Julliard had donated to the West Side Y. M. C. A. the sum of \$200,000 for a new dormitory building. Shortly after that date, six architects were invited to enter a competition for the selection of the architect. Last Saturday the drawings were presented to the committee and the award made. Upon opening the sealed envelopes it was found that the author of the most satisfactory plans was Louis E. Jallade, 37 Liberty st, New York City.

The building calls for two floors for the boys' department and nine stories of dormitories. The front will be of a white brick, limestone and terra cotta. The building will be fireproof in every way and will have two high-speed elevators.

It may be interesting to note that this is the twelfth Y. M. C. A. commission received by Mr. Jallade in the last three years.



DESIGN FOR WEST SIDE Y. M. C. A. DORMITORY.

L. E. Jallade.

BUILDINGS SHAKEN.

But Only Two Structurally Weakened By the Dynamite Explosion—Many Windows Broken.

The dynamite blast from Communipaw, starting as it was, for lower New York and disastrous for the New Jersey shore, was not of much consequence when considered as an "earthquake." The tall steel buildings downtown were unaffected, except that they also felt the tremor that ran across the island and communicated it to their tenants, but otherwise they were not disturbed structurally. A wall in an old 5-story storage building at 20 West st was thrown out of plumb, and at 277 Canal st, a window was wrenched out and the walls around it thereby weakened, but these were the only two instances of damage called to the attention of the Building Department.

Glass, however, was shattered in all directions. The Whitehall Building had 12 large lights smashed on the West st side. A stained glass window in Trinity Church was broken and six windows in the Custom House. The sidewalks in Broadway and other longitudinal avenues from the Battery to Canal st, were littered with broken glass. Above 14th st the shock was not generally perceptible. It was not felt in the Metropolitan Tower. Brooklyn felt it severely.

SKYSCRAPERS SAFER THAN LOW BUILDINGS.

Mr. Ernest Flagg, architect of the Singer Building, said he did not consider the explosion as in any way a test of the stability of tall buildings. "The jar was not at all comparable to an earthquake," he said. "In the event of an earthquake, I would rather be at the top of a tall building than on the ground. It would be safer there. My engineer was up in the Singer Building at the time and he did not perceive that the blast had any effect upon the building at all. No windows were broken there, but in a smaller building in Front street, which I own a number of windows were broken. The pressure of air seemed to be felt more by low buildings than by tall ones."

Henry Ives Cobb, of 42 Broadway, architect of the Liberty Tower Building, said the shock from the explosion was not serious enough to be considered a test of skyscraper construction. The effect on tall buildings was no different from the effect on small ones, and was represented only by broken glass.

"There was an earth tremor and an immense expansion of gas," said Mr. Cobb. "I felt the tremor in my office, on the twenty-first floor, and at once recognized it as the shock of an explosion.

"The breaking of glass was largely due to the currents of air and to the way the panes of glass were set. In the case of two windows side by side one would be broken and the other uninjured. This can be accounted for on the supposition that the broken lights were in a slightly different position from the others, or by the supposition that they were subjected to a heavier air pressure, owing to the uneven distribution of the force among the buildings. There was more room for expansion of the gas among the tall buildings than between the low buildings. Thus the lower floors of high buildings were damaged more than the upper floors.

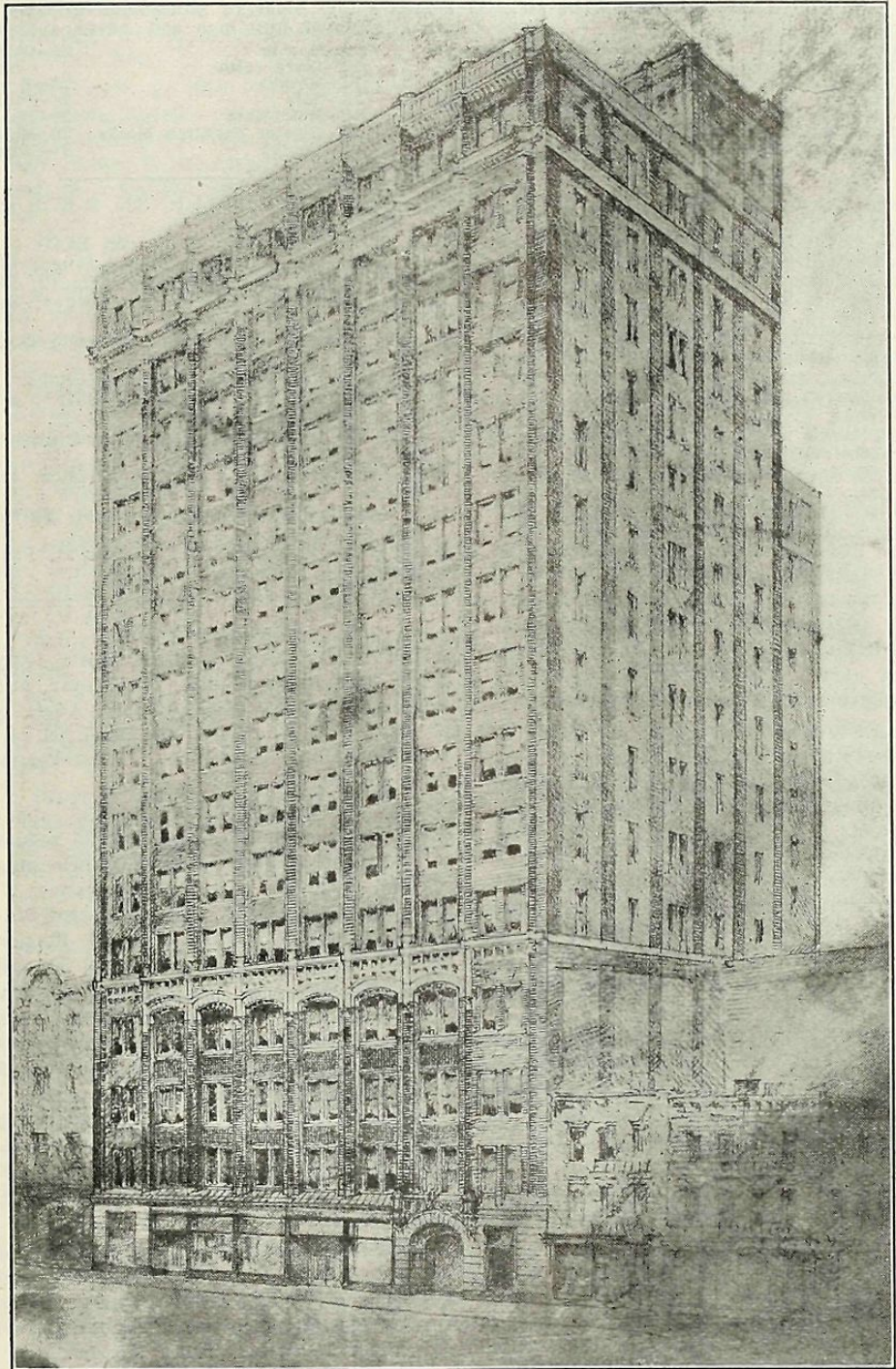
"Owing to the nature of the rock formation, the earth tremor seemed to run eastward rather than northward. On Manhattan Island it was scarcely felt above 14th st, while over in Brooklyn it was comparatively severe. Considered as a test of modern construction it had no perceptible effect."

ARCHITECTS H. KING CONKLIN and H. Baechlin, both of No. 45 Clinton st, Newark, N. J., have moved their offices to No. 665 Broad st, Newark.

MANHATTAN'S BIGGEST TELEPHONE BUILDING.

The New York Telephone Company, of No. 15 Dey st, is about to commence work on the largest telephone exchange building in the world. It will cover the plot of about 22,000 square feet, extending from Lispenard to Walker sts, Nos. 18 to

pany are Theodore N. Vail, president; Charles E. Hubbard, secretary; William R. Driver, treasurer. J. J. Carty, of 15 Dey st, is the engineer, and C. L. W. Eidlitz, associated with McKenzie, Voorhees & Gmelin, No. 1123 Broadway, is the ar-



NEW BUILDING FOR THE TELEPHONE COMPANY.

24 Lispenard st, between Church st and West Broadway. It is planned by the owners to construct a building of sixteen stories at first, with foundations adequate for one of twenty-five stories, the ultimate height of the building. The structure, which is to be equipped with a double bank of fifteen elevators, will be used by the company for its main long distance switchboard, which will have 200 positions, provide work for 200 operators, and be the largest switchboard in this country. It is planned to have three boards to take care of 20,000 subscribers and provisions have been made for the handling of calls of 60,000 local subscribers when the building is complete. All the switchboards are to be ventilated by three large blower fans, which will keep the air in circulation. There will be ducts in the sidewalls for the carrying of telephone cables from the street to the interior of the building. It will be ready for occupancy one year from March 1. The investment of the company in this operation will approximate \$2,000,000, including the land. The officers of the com-

chitect. No building contracts have yet been awarded. (See also issue of Jan. 28, 1911.)

Status of Bronx Court House Work.

Michael J. Garvin, architect of the Bronx Court House, which has been in course of construction for some years, and on which actual operations are now suspended, stated this week that the suspension was owing to the fact that sufficient means had not been appropriated to continue. He said that \$325,000 was needed now, to cover contracts for the terrazzo floors, the head-high surbases and decorative ceilings. The building could then be pushed to completion.

Mr. Garvin said that the contracts for the plumbing, heating, etc., had all been let under the original appropriation of \$800,000, but that work of this kind could not proceed until the floors and masonry work were completed.

Borough President Miller expects to take up the matter in the course of the next few weeks and ask for an appropriation.

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

McAfee Const Co, 339 W 84th st, owner; 12, 14.
 Prince Const Co, 220 Bway, owner; 12, 14.
 John Doyle, 246 E 116th st, owner; 11.
 Charles Connor, 4th av, s w cor 12th st, owner; 24, 22.
 Jas S Powers, 1 Hudson st, owner; 7.
 Seymour Realty Co, 25 Broad st, owner; 24.
 Uttoxeter Bldg Co, 571 W 139th st, owner; all subs.
 Kuhn-Lawson Co, 508 W 142d st, owner; all subs.
 Wm J Rauch, 19 North 10th av, Mt Vernon, N Y, owner; 24.
 Sarah E Raymond, 230 W 107th st, owner; 22.
 Thomas J Mullen, 2383 3d av, owner; 23.
 Sidney Cohn, 72 Leonard st, owner; 24.
 Wolhr Bros, 125 Worth st, owner; 22, 24.
 Johanna Learney, 332 E 66th st, owner; 24.

Estate of Myer Rosenblatt, 325 E 57th st, owner; 22, 24.
 Otto Stahl, 3222 3d av, owner; 12.
 John Cadwalader, 308 Grand st, owner; 12.
 Michael Valini, 18 Prince st, owner; 12, 14.
 Robert Ward, 181 Remsen st, owner; all subs.
 Geo W Kramer, 1 Madison av, ar't; G C Feb 28.
 Curtin Bldg Co, 1860 E 14th st; all subs.*
 Thos P Flanagan, 672 72d st, Bklyn; all subs.*
 Patrick Reddy, Prospect Park West & 5th st, Bklyn. builder; subs.*
 Curzio & Rozzano, 2295 1st av, owner; all subs.*
 C R Van Buskirk, 180 Montague st, Bklyn, ar't; all subs.*
 Goldstein & Moskowitz, 30 Temple st, Paterson, N J, owners; subs.*

M Koepple, 608 Stone av, owner; all subs.*
 Essor Realty Co, Bklyn, owner; all subs.*
 Theodore A Meyer, 18 E 42d st, ar't; G C Feb 15.
 Riverview Constn Co, 594 Bway, owner; subs.
 S Bernstein, 368 Cherry st, owner; 12.
 B Crystal & Sons, 21 W 34th st, owner; 12, 14.
 Comfort Realty Co, 8 W 39th st, owner; all subs.
 Hopkins Security Co, 44 Court st, Bklyn, owner; all subs.
 Chas J Weinstein Realty Co, 1267 5th av, owner; all subs.
 Mrs Mary O'Neill, 157 East Bway, owner; 24.
 Ernest Flagg, 35 Wall st, ar't; 7.
 Rubin Stillmann, 600 Mead st, Van Nest, N Y, owner; 24.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

WADSWORTH AV, s w cor 177th st, two 5-sty brick and stone tenements, 41.11 x90, slag roof; cost, \$92,000; owner, McAfee Construction Co., 339 West 84th st; architects, J. C. Cocker, 2017 5th av. Plan No. 35.

MADISON AV, w s, 82d to 83d sts, 10-sty brick and stone apartment house, 204.4 x 51.6, slag roof; cost, \$750,000; owner, Princeton Const. Co., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 36.

CONVENT AV, n w cor 140th st, 10-sty brick and stone tenement, 99.11x85.6, plastic slate roof; cost, \$300,000; owner, Uttoxeter Bldg Co., 571 West 139th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 38.

186TH ST, n s, 100 w Amsterdam av, two 5-sty brick tenements, 75x95.5, slag roof; cost, \$150,000; owner, Kuhn Lawson Co., 508 West 142 st; architect, J. C. Cocker, 2017 5th av. Plan No. 39.

PRINCE ST, No 22, 6-sty brick store and tenement, 23.9x115.3, tin roof; cost, \$25,000; owner, Michael Valini, 18 Prince st; architect, Chas. M. Straub, 147 4th av. Plan No. 44.

146TH ST, s s, 525 w Amsterdam av, 6-sty brick and stone tenement, 50x86.11, plastic slate roof; cost, \$50,000; owner, Riverview Construction Co., 594 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 45.

153D ST, n s, 87.7 w St. Nicholas av, 6-sty brick and stone tenement, 132.3x 86.5, plastic slate roof; cost, \$200,000; owner, M. R. L. Building Co., 314 West 100th st; architect, Geo. Fred Pelham, 503 5th av. Plan No. 47.

RIVERSIDE DRIVE, e s, 225 s 119th st, two 12-sty brick and stone apartment houses, 56.8x82, plastic slate roofs; total cost, \$540,000; owner, B. Crystal & Sons, 21 West 34th st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 51.

Owner builds.

BROADWAY, n w cor 162d st, 6-sty brick and stone tenement, 42.5x165, slag roof; cost, \$180,000; owner, Comfort Realty Co., 8 West 39th st; architects, Schwartz & Gross, 347 5th av. Plan No. 52.

Miscellaneous.

125TH ST, Nos. 313-315 West, 1-sty brick and stone vault, 14x17, tar and gravel roof; cost, \$400; owners, Adelaide B. Cromwell & others, Cranford, N. J.; architect, Henry Andersen, 7 West 42d st. Plan No. 40.

NEW YORK CENTRAL YARDS, about 360 w Lexington av and about 35 s 46th st, 2-sty brick and concrete interlocking station, 8.4x14.6; cost, \$1,500; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Grand Central Station architects, 314 Madison av. Plan No. 41.

GRAND ST, Nos 308-312½, 1-sty brick moving picture theatre, 50.10x81.0, tin roof; cost, \$7,500; owner, John Cadwalader, 308 Grand st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 43.

CHRISTIE ST, No. 155, 1-sty brick outhouse, 16.2x6.8; cost, \$700; owner, Estate Eliza Williams, Babylon, L. I.; architect, Henry Regelman, 133 7th st. Plan No. 46.

47TH ST, No. 418 East, 1-sty brick and concrete pump house, 9.8x11.2, tar and gravel roof; cost, \$150; owner, Estate Ogden Golet; architect, Lehman Levy, 121 West 110th st. Plan No. 50.

Stables and Garages.

GOUVERNEUR ST, Nos. 363-365, 6-sty brick and stone stable and loft, 40.8x 59.10x58.1, tin roof; cost, \$40,000; owner, S. Bernstein, 368 Cherry st; architect, O. Reissmann, 30 1st st. Plan No. 48.

25TH ST, No. 425 West, 1-sty brick stable, 25x98.9, plastic slate roof; cost, \$1,000; owner, Mrs. E. D. Hencken, 347 West 28th st; architect, Henry Fulle, 495 East 173d st. Plan No. 49.

Stores, Offices and Lofts.

34TH ST, Nos. 224-226 West, 2-sty brick and stone store and office building, 47x75, slag roof; cost, \$8,000; owner, 224 West 34th St. Company; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 37.

127TH ST, Nos 170-174 E, 2-sty brick and stone office and factory, 51x54.10; cost, \$5,000; owner, Otto Stahl, 3222 3d av; architect, John Kennedy, Riverdale, N. Y. Plan No. 42.

DELANCEY ST, n w cor Bowery, 3-sty brick and stone loft and store, 25.2x100.3, slag roof; cost, \$10,000; owner, Hopkins Security Co., 44 Court st, Brooklyn; architect, C. B. Meyers, 1 Union sq. Plan No. 53.

FORSYTH ST, No. 118, 7-sty brick and stone loft, 25.10x6.8, tin roof; cost, \$45,000; owner, Chas. J. Weinstein Realty Co., 1267 5th av; architect, C. B. Meyers, 1 Union sq. Plan No. 54.

MANHATTAN ALTERATIONS.

ALLEN ST, No 72, partitions, windows, to two 2 and 3-sty brick stores and loft; cost, \$2,000; owner, John Cadwalader, 308 Grand st; architects Harrison & Sackheim, 230 Grand st. Plan No. 192.

BROAD ST, No. 107, new walls, steel girders, columns, to three 5-sty brick lofts and tenements; cost, \$25,000; owner and architect, Ernest Flagg, 35 Wall st. Plan No. 213.

BROOME ST, No. 264, show windows, partitions, toilets, to 6-sty brick loft; cost, \$200; owner, Mrs. Mary O'Neill, 107 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 201.

CHERRY ST, Nos. 54-56, cut openings, walls, to 5-sty brick tenement; cost, \$1,000; owner, Wainwright Hardie, 46 Cherry st; architect, Fred Musty, 23 Park, Row. Plan No. 220.

CITY HALL PL, No. 20, add 1-sty partitions, stairs, to 4-sty brick residence; cost, \$6,000; owner, St. Andrews R. C. Church, premises; architect, Henry H. Holly, 39 West 27th st. Plan No. 214.

FLETCHER ST, No 40, erect sign to 12-sty brick factory; cost, \$1,050; owner, L. E. Waterman Co., premises; architect, Randolph M. Mann, 1250 Atlantic av, H. Selinger, 1250 Atlantic av, has the contract. Plan No. 196.

FRANKLIN ST, Nos 195-197, rebuild walls to 5-sty brk warehouse; cost, \$300; owner, George H. Coutts, 144 Joralemon st, Bklyn; architect, Nelson K. Vanderbeck, 25 Morse pl, Englewood, N. J. Plan No. 194.

Hugh Getty, Inc., 359 West 26th st, has contract.

GOUVERNEUR ST, s w cor Cherry st, fireproofing to 5-sty brick loft; cost, \$600; owner, Samuel Blauner, 1265 Bway; architects, Harrison & Sackheim, 230 Grand st. Plan No. 193.

GRAND ST, No. 207, toilets, partitions, plumbing to 5-sty brick tenement; cost, \$2,000; owner, Sidney Cohn, 72 Leonard st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 183.

HOUSTON ST, No. 346 East, partitions, plumbing, windows, to 5-sty brick store and tenement; cost, \$600; owner, Rubin

Stillmann, 600 Mead st, Van Nest, N. Y.; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 215.

HENRY ST, No. 172, alter hall to 6-sty brick tenement; cost, \$600; owner, Henry Pasinsky, 109 West 118th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 217.

LE ROY ST, Nos. 54-56, toilets, partitions, tubs to two 5-sty brick stores and tenements; cost, \$2,500; owner, Wm. J. Rauch, 19 N. 10th av, Mt. Vernon, N. Y.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 178.

MERCER ST, Nos. 193-195, erect tank to 5-sty brick factory; cost, \$385; owner, Clara Rose, 128 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 166.

MULBERRY ST, No. 40, partitions to 5-sty brick store and tenement; cost, \$150; owner, Pasquale Patano, on premises; architect, Chas. M. Straub, 147 4th av. Plan No. 169.

MAIDEN LANE, Nos. 16-18, steel girders to 5-sty brick store and office; cost, \$250; owner, James G. Powers, 1 Hudson st; architect, Wm. J. Hoe, 52 Gansevoort st. Plan No. 173.

NASSAU ST, n e cor Fulton st, skylights to 6-sty brick loft and store; cost, \$300; owner, Sarah E. Raymond, 230 West 107th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 179.

SUFFOLK ST, No. 135, partitions, windows, to 5-sty brick store and tenement; cost, \$100; owner, H. Harris, 156 Vernon av, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 209.

VARICK ST, Nos. 143-145, alter piers to 2-sty brick factory; cost, \$300; owner, Corporation of Trinity Church, 187 Fulton st; architect, T. F. Rae, 253 West 27th st. Plan No. 176.

VANDEWATER ST, No. 26, alter piers, install tanks to 8-sty brick loft; cost, \$400; owner, Norman L. Munro, premises; architect, Emery Roth, 20 East 42d st. Plan No. 219.

WARREN ST, No. 11, alter roof to 8-sty brick and stone store and office; cost, \$500; owner, Rogers, Peet & Co., 258 Broadway; architect, H. D. Symonds, 516 Columbus av. Plan No. 184.

Frederick Page Const. Co., 9 Pine st, has contract.

WORTH ST, Nos. 125-127, skylights, partitions, windows, toilets to 7-sty brick loft; cost, \$5,000; owners, Messrs. Woehr Bros., 125-127 Worth st; architect, Henry Regelmann, 133 7th st. Plan No. 185.

2D ST, No 4 E, show windows, to 3-sty brick loft; cost, \$750; owner, Max Rosenbach, 7 E 1st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 188.

12TH ST, No. 427 East, iron girders, shaft to 3-sty brick bakery and shop; cost, \$800; owner, Francesca Paula Sparta, 427 East 12th st; architect, Le De Lorenzo, 418 East 14th st. Plan No. 211.

14TH ST, No. 212 East, show windows, stairs, store front, to 4-sty brick tenement; cost, \$1,500; owner, Christian J. Froelich, 210 East 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 202.

25TH ST, Nos 526-530 W, erect tank to 6-sty brick factory; cost, \$1,600; owner, Albert J. Appell, 90 West Bway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 197.

25TH ST, No. 34 West, partitions, windows, toilets to 4-sty brick and stone store and office; cost, \$1,000; owner, Seymour Realty Co., 25 Broad st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 175.

26TH ST, No. 153 East, walls, to 8-sty brick and stone hotel; cost, \$1,500; owner, Frances Hanover, 158 East 111th st; architect, James F. Connell, 190 South av, Staten Island. Plan No. 210.

35TH ST, No 1 East, partitions to 4-sty brick store and dwelling; cost, \$1,100;

owner, Benj Altman, 35 5th av; architect, J. Odell Whitenack, 231 W. 18th st. Plan No. 187.

37TH ST, No. 340 East, partitions, windows to 5-sty brick tenement; cost, \$2,000; owner, Mrs. Anna Jones, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 204.

41ST ST, Nos 352-354 W, erect tank to 4, 5 and 6-sty brick factory; cost, \$1,050; owners, Crouch & Fitzgerald, premises; architect, The Rusling Co, 39 Cortlandt st. Plan No. 199.

44TH ST, No 154 W, 1-sty brick rear extension, 20.6x51, partitions, storm doors, windows to 4-sty brick dwelling; cost, \$5,500; owner, L Steckler, 261 Bway; architect, M A Cantor, 29 W 42d st. Plan No. 195.

50TH ST, Nos. 213-215 West, 1-sty brick rear extension, 25x40, floors, to 2-sty brick stable; cost, \$1,600; owner, J. G. Wendell, 175 Broadway; architect, Charles Reier, 949 Broadway. Plan No. 221.

50TH ST, No 208 E, toilets, skylights to 3-sty brick tenement; cost, \$150; owner, Estate of Myer Rosenblatt, 325 E 57th st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 200.

66TH ST, No. 332 East, windows, toilets to 4-sty brick tenement; cost, \$1,000; owner, Johanna Leamey, 332 East 66th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 186.

74TH ST, Nos. 225-239 East, show windows, to eight 4-sty brick tenements; cost, \$1,800; owner, Estate G. M. Chapman, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 206.

78TH ST, No 535 E, brick walls, partitions, shower bath to 6-sty brick ten; cost, \$200; owner, City & Suburban Homes Co, 15-17 W 38th st; architect, P. H. Ohm, 15-17 W 38th st. Plan No. 189.

101ST ST, No. 301 East, partitions, chimneys to 5-sty brick tenement; cost, \$300; owner, Bernard Frankel, 106 Rivington st; architect, O. Reissmann, 30 1st st. Plan No. 182.

106TH ST, s s, 113 e 1st av, erect brick walls to two 3 and 4-sty brick factories; cost, \$500; owner, Nathan Manufacturing Co., 85 Liberty st; architects, Buchman & Fox, 11 East 59th st. Plan No. 174.

116TH ST, No. 246 East, 1-sty brick rear extension, 21x41.6, new roof, windows to 2-sty brick garage; cost, \$5,000; owner, John Doyle, 246 East 116th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 165.

116TH ST, No. 211 West, partitions to 6-sty brick store and tenement; cost, \$200; owner, El Nido Realty Co., 121 St. Nicholas av; architect, Samuel Wolf, 220 1st av. Plan No. 168.

142D ST, No. 501 West, partitions, windows, to 5-sty brick tenement; cost, \$200; owner, Henry Osterndorf, 501 West 142d st; architect, Henry Regelmann, 133 7th st. Plan No. 203.

AV A, No 1645, toilets, partitions, girders to 5-sty brick tenement; cost, \$1,000; owner, Consumers Brewing Co, 55th st & 1st av; architect, A. V. Bourke, 220 Bway. Plan No. 198.

M. T. Garvey, 36 New Bowery, has contract.

BROADWAY, n e cor 99th st, erect sign to 1-sty brick stores; cost, \$300; owner, Malcolm M. Hayward, 2644 Broadway. Plan No. 216.

BROADWAY, No. 2267, alter walls to 7-sty brick store and apartment; cost, \$100; owner, Estate Morris H. Jesup, 146 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 207.

PARK ROW, Nos 211-213, store fronts, partitions, to 5-sty brick loft; cost, \$1,500; owner, Robert Kommel, 223 Park row; architect, Arthur Weiser, 1265 Bway. Plan No. 190.

MADISON AV, Nos. 188-198 34th st, Nos. 15-17 East, partitions, skylights, walls, steel girders and columns, to six 3-sty brick dwellings; total cost, \$20,000; owner, Benj. Altman, 34th st and 5th av; architects, Trowbridge & Livingston, 527 5th av. Plan No. 222.

Marc Eidlitz & Co., 487 5th av, has contract.

1ST AV, No. 367, alter floors to 3-sty brick store and dwelling; cost, \$100; owner, Anna Lutz, 367 1st av; architect, Geo. Lutz, 367 1st av. Plan No. 218.

2D AV, No. 1806, partitions to 4-sty brick tenement; cost, \$300; owner, Herman Loden, 318 East 89th st; architect, A. Balschun, 462 East 137th st. Plan No. 180.

2D AV, No. 2369, add 1-sty partitions, walls to 4-sty brick loft; cost, \$5,000; owner, Hyman Sussman; architects, Harrison & Sackheim, 230 Grand st. Plan No. 208.

3D AV, No 1028, new chimney, alter shaft to 4-sty brick store and dwelling; cost, \$275; owners, Robert and August Lambert, 968 3d av; architect, Geo Dress, 1436 Lexington av. Plan No. 191.

3D AV, No. 2069, windows, show windows to 5-sty brick store and tenement; cost, \$2,500; owner, Annie W. Gould, 150 West 59th st; architect, J. J. Vreeland, 2019 Jefferson av. Plan No. 171.

3D AV, No. 2382, partitions, fire-escapes to 3-sty brick hotel and stores; cost, \$4,000; owners, Thomas J., Alice & Anna Mullen, 2382 3d av; architect, Chris F. Lohse, 598 St. Ann's av. Plan No. 181.

3D AV, Nos. 2284-2288, alter walls, roof, store fronts, to three 2-sty brick stores; cost, \$5,000; owner, Sarah R. Jenkins, 615 West End av; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 212.

4TH AV, Nos. 330-332, 1-sty brick rear extension, 14.7x19, to 2-sty brick stores; cost, \$1,500; owner, Isabella Schwab, 641 Madison av; architect, Jacob Fisher, 296 East 3d st. Plan No. 172.

4TH AV, No. 483, 1-sty brick side extension, 32.4x15, partitions to 1-sty brick car house; cost, \$1,000; owner, Metropolitan Street R. R. Co., 621 Broadway; architect, Robert Klotz, 775 7th av. Plan No. 170.

4TH AV, s w cor 12th st, toilets, partitions, windows, skylights to 3-sty brick store and loft; cost, \$800; owner, Charles Conner, on premises; architects, B. W. Berger & Son, Bible House. Plan No. 167.

8TH AV, No. 2519, partitions, toilets, to 5-sty brick store and tenement; cost, \$300; owner, E. H. Gato, Havana, Cuba; architect, Edward Owens, 106 West 135th st. Plan No. 205.

8TH AV, s e cor 15th st, windows, partitions, doors to 3-sty brick cafe and dwelling; cost, \$1,500; owner, Thomas W. Walsh, 100 8th av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 177.

PROJECTED BUILDING.

Bronx.

Apartments Flats and Tenements.

169TH ST, n s, 93.11 w Fulton av, two 5-sty brick tenements, slag roof, 43x86; total cost, \$85,000; owner, Heyman Eckman, 1054 Grant av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 34.

CONCOURSE, s e cor 175th st, 5-sty brick tenement, slag roof, 59x114; cost, \$50,000; owner, Nathan B. Levin Co., Nathan B. Levin, 1910 Webster av, president; architect, John E. Kerby, 18 East 42d st. Plan No. 41.

Dwellings.

WEBSTER AV, w s, 280.8 s Kingsbridge road, 1-sty frame store and dwelling, plastic slate roof, 75x40; cost, \$3,000; owner, Arthur F. Koelble, 71 Nassau st; architect, Harry O. Koelble, 71 Nassau st. Plan No. 40.

GILLESPIE AV, e s, 41 s Coddington av, 2-sty frame dwelling, tin roof, 22x51; cost, \$5,500; owner, John N. McPherson, 1989 Madison av; architect, John B. McDonald, 773 East 155th st. Plan No. 37.

WATERBURY AV, s s, 125.3 e Wilcox av, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$3,500; owner, August Wicke, 1243 Ferris pl; architect, B. Ebeling, 1136 Walker av. Plan No. 38.

BUTLER PL, s s, 201 w Herschell st, 2-sty frame dwelling, tin roof, 21x55; cost, \$4,500; owner, Alexander Brown, on premises; architect, B. Ebeling, 1.36 Walker av. Plan No. 39.

Hospitals and Asylums.

CAULDWELL AV, e s, 300 n Westchester av, 1-sty brick dispensary, slag roof, 120x52; cost, \$20,000; owners, Lebanon Hospital Assoc., on premises; architect, Robt. D. Kohn, 170 5th av. Plan No. 32.

Miscellaneous.

CLASON POINT ROAD, s s, junction Stephens av, 1-sty frame entrance, 34x12; cost, \$2,000; owner, Clinton Stephens, on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 31.

Stables and Garages.

150TH ST, n s, 70.3 e Morris av, 1-sty brick stable, plastic slate roof, 16x75; cost, \$1,000; owners, Alliegro Spallone & La Porta, 632 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 33.

Stores, Offices and Lofts.

WHITE PLAINS AV, e s, 94 s Bartholdi st, 1-sty frame stores, slag roof, 26.4x61; cost, \$2,500; owner, Jorgen F. Mortensen, North Oak Drive; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 35.

FREEMAN ST, n s, 50 e Southern Boulevard, 1-sty frame stores, slag roof, 36x16; cost, \$500; owner, B. F. Jackson, 1282 Southern Boulevard; lessee, Peter Chioles, on premises; architect, Robt. E. La Velle, Southern Boulevard and Freeman st. Plan No. 36.

BRONX ALTERATIONS.

152D ST, No. 255, move and new toilets, etc., to 3-sty frame store and dwelling; cost, \$2,500; owner, Andrea Fasula, on premises; architect, Chas. H. Baxter, Jr., 380 East 149th st. Plan No. 29.

152D ST, n s, 250 w Morris av, build 1-sty of brick under 2-sty frame dwelling; cost, \$2,500; owner, John Di Irio, 237 East 151st st; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 30.

160TH ST, No. 400, 2-sty frame extension, 8x23 to 2-sty frame dwelling; cost, \$750; owner, Thomas F Reddy, 834 Melrose av; architect, Chris T Lohse, 598 St Anns av. Plan No. 33.

161ST ST, No. 666, 1-sty frame extension, 10x16, to 2-sty frame shop; cost, \$100; owners, Chas. & Lizzie Herrlich, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 32.

CROTONA AV, w s, 125 n 187th st, 2-sty frame extension, 105x25.3 to 1½-sty frame dwelling; cost, \$500; owner, J Scholler, on premises; architect, Wm Guggolz, 2740 Creston av. Plan No. 34.

TINTON AV, e s, 127.11 s 163d st, 2-sty brick extension, 19.11x35, to 2-sty frame dwelling; cost, \$5,000; owner, Mrs. Annie Fidler, 860 East 161st st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 36.

WHITLOCK AV, n e cor Leggett av, new posts, new girders, etc., to 1-sty brick shed and wagon room; cost, \$750; owners, Jacob Froehlich Cabinet Works, on premises; architects, Bruno W. Berger & Sons, 121 Bible House. Plan No. 31.

ADVANCE REPORTS.

Twenty-two sets of plans were filed with Bureau of Buildings, Manhattan during week of Jan. 28 to Feb. 3, inclusive against 7 filed in corresponding week last year, the comparative costs being \$2,406,250, for the week ending Feb. 3, 1911, and \$808,000, for the corresponding week in 1910, in the Bronx, 12 buildings were projected at an estimated cost of \$177,500, against 17 costing \$447,400 for the corresponding week last year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$2,583,750 against \$1,255,400 for the corresponding week in 1910.

Building Boom Continues in Greeley Square.

BROADWAY.—Rouse & Goldstone, architects, Nos. 38-40 West 32d st, have been commissioned to prepare plans and take entire charge of construction of a 25-sty high-class office building to be erected by George B. Wilson, of Philadelphia, Pa., on the plot fronting 118.9 ft on Broadway and 97 ft in 33d st. The plot is situated immediately south of the new proposed \$4,500,000 hotel for the Greeley Square Realty Co., which will cover the entire frontage on Broadway between 33d and 34th sts. The work of demolishing the present buildings will be undertaken about May 1, and it is estimated that the new building will be ready for use by September 1, 1912. The equipment will include seven high-speed electric elevators. The estimated cost of the building has not yet been announced and it will be some weeks yet before the plans will be in shape ready for figuring. Mr. Wilson recently purchased the property from Daniel A. Loring, and secured a mortgage on it of \$1,150,000, maturing in 1921, from the Metropolitan Life Insurance Co. Mr. Loring leased the plot, through Mr. Weil, in 1907, to Felix Isman, for sixty-three years, with an option until January, 1911, to purchase. Subsequent to making the lease Mr. Isman sold his contract to Mr. Wilson, who now holds the realty at \$3,000,000.

Plans Indefinite For Salvation Army Building.

125TH ST.—It was learned on Friday that no plans have yet been prepared for the erection of the proposed new Salvation Army Building for the "Harlem Corps," ground for which improvement was purchased during the week at Nos. 155½-157 East 125th st. The plot comprises 33.4x99.11 ft., and it is reported that a 4-sty fireproof structure will be put up with stores on the ground floor, a large auditorium on the second floor with dormitories on the upper floors. The buildings previously erected and altered by the Salvation Army were designed by their own architectural forces and it was stated yesterday at the Headquarters Building, No. 120 West 14th st, that if the operation is carried out, plans no doubt will be prepared privately. It is not thought likely that the improvement will be undertaken for several months yet. Brigadier McIntire, 120 West 14th st, has charge of such matters.

New Hospital for Ruptured and Crippled

42D ST.—The fact that several pieces of property have been purchased in East 42d st the past week leads to the announcement that the New York Hospital for the Ruptured and Crippled, which recently sold its present building at the northwest corner of 42d st and Lexington av, is about to construct a new hospital group in the north side of 42d st and the south side of 43d st, 80 ft. east of 2d av. It is understood that the proposed build-

ing will have at least frontages of 200 ft. in each street. The plans for the present hospital, which was built in 1897, and the annex later erected, were from designs by Charles C. Haight, of No. 452 5th av, so that in all probability Mr. Haight will be the architect for the new buildings contemplated. Mr. John S. Melcher, lawyer, of No. 27 William st, is chairman of the site committee.

Woolworth Contract Soon To Be Announced.

BROADWAY, N. Y. C.—The general contract for the new Woolworth Building, to be erected on the west side of Broadway, between Park pl and Barclay st, has not yet been signed. It is probable, however, that the award will be announced within a few days. The building will be the highest office building in the world (750 ft.), covering a total area of 39,500 sq. ft. The only contract so far issued is for the foundation work to the Foundation Co., of 115 Broadway. (See also issues Nov. 19, 1910, Jan 21, 1911.)

\$1,000,000 Hotel At Atlantic City.

ATLANTIC CITY, N. J.—Theodore A. Meyer, architect, 18 East 42d st, Manhattan, has completed sketches for a million dollar project at the northerly end of the board walk at Atlantic City, near the Royal Palace. The building will be a 10-sty, all fireproof hotel, with every modern convenience. There will be stores on the board walk, connected with an arcade from the hotel and also Turkish baths, bowling alleys, swimming pools, etc. Mr. Nixon of Philadelphia is at the head of the project.

Post Office Contract Yet Unsettled.

STH AV.—No official announcement has yet been made at Washington, D. C., of the award of the contract for the new General Post Office which is to occupy the block between 8th and 9th avs, from 31st to 33d sts. The bids submitted on Nov. 31 have been in the hands of the government officials since that date. It was stated this week that the award would very likely be made within a very few days. Messrs. McKim, Mead & White, 160 5th av, are the architects. (See also issue Jan. 14, 1911.)

New Church for South Yonkers.

SOUTH YONKERS.—Architect George W. Kramer, No. 1 Madison av, Manhattan, has been selected to prepare plans and will be ready to receive bids on the general contract about Feb. 28 for a new brick and stone edifice to be erected at Valentine lane and Leighton av, South Yonkers, for the Baptist Church of the Redeemer, of which the Rev. Charles Arbuckle, of 40 Bruce av, is pastor. The building will be 1½-stys, 100x70 ft., having a seating capacity of about 500. The cost will not exceed \$50,000.

Six Flats for Jamaica Ave.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for six brick and limestone apartment houses to be erected on the southwest corner of Jamaica av and Ocean View av, for the Essor Realty Co. Buildings are to be designed in French Renaissance style with a background of tapestry brick, trimmed with Indiana limestone. Buildings to be equipped with the latest approved electric lighting and steam heating. The owners are now ready for bids.

Plans For Pinehurst Ave. Flats.

PINEHURST AV.—Plans will be completed this week for four 5-sty flat houses to be erected by the Rountree Realty Construction Co., of 609 5th st, Brooklyn, on Pinehurst av, between 179th and 180th sts. The buildings will accommodate in the neighborhood of 100 families, covering a plot 112x200 ft. The owner will handle all building contracts. Adolph Mertin and M. E. Rountree associated, No. 34 West 28th st, are the architects.

To Start Model Playhouse.

AMSTERDAM AV.—Building operations are to be started at once on the new model playground building at Amsterdam av and 59th st, which is estimated to cost \$25,000. The house will be built of red brick, with sandstone trimmings, and in design similar to the De Witt Clinton High School, which is across the street. Architect Videtto, of the Arsenal Building, prepared the plans.

\$400,000 Improvement in 141st Street.

141ST ST.—The Kramer Contracting Co., of which M. Kramer, 35 Nassau st, is president, will soon start the erection of two 6-sty apartment houses, 99x95 ft., in the north side of 141st st, 275 ft. west of Lenox av. There will be apartments for 48 families and the cost is estimated at about \$400,000. George Fred Pelham, 507 5th av, is preparing the plans. The owner handles all contracts.

Store and Loft for 18th Street.

18TH ST.—Buchman & Fox, 11 East 59th st, architects, have been commissioned by J. G. McGrorey & Co. (dry goods), 621 Broadway, to prepare plans and specifications for a new store and loft building, to measure 92x100 ft., to be situated in the south side of 18th st, 82 ft. east of 6th av. No engineer has yet been selected, and no figures have been taken.

Stable For 150 Horses.

COLUMBIA ST.—Max Muller, architect, 115 Nassau st, has been commissioned to prepare plans for a 5-sty brick stable building, 25x95 ft., to be erected at No. 125 Columbia st, for M. Rosenfeld who will manage same. Provision will be made for 150 horses. The present building covering the premises will be demolished on May 1, and the new operation started without delay.

To Improve the Hackett Theatre.

8TH AV.—F. T. Nesbit & Co., 116 Nassau st, have received the general contract for erecting a new front and making other interior changes to the Hackett Theatre, at 8th av and 42d st, to cost about \$16,000. Herts & Tallant, architects, 113 East 19th st, prepared these plans.

11th Ave. and 21st St. Corner.

11TH AV.—Holober Brothers, of 14th st and 11th av, state that they have plans for a proposed 4-sty store and loft building to be erected at the southeast corner of 11th av and 21st st, on a plot measuring about 34x94 ft. No figures have yet been received on materials and construction.

Apartments, Flats and Tenements.

115TH ST, N. Y. C.—Rocco D'Onofrio, 411 East 115th st, owner, will improve the two 4-sty tenements Nos. 411-413 East 115th st, from plans by L. F. J. Weiher, 271 West 125th st.

AUDUBON AV, N. Y. C.—J. C. Cocker, 2017 5th av, has prepared plans for two new apartments to be situated on the northwest corner of 171st st and Audubon av. These apartments will be 5-stys in height, 58x85.6 and 42x83.6 ft. respectively, ground floor size. The owner is the Harvey Realty Co., 40 East 22d st.

CONVENT AV, N. Y. C.—Estimates will soon be taken by the Uttoxeter Building Co., 571 West 139th st, on sub contracts and materials for the 10-sty apartment house, 99.11x85.6 ft., at the northwest corner of Convent av and 140th st, to cost \$300,000. Geo. Fred Pelham is architect.

MADISON AV, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 10-sty elevator apartment house, 204.4x51.6 ft., for the Princeton Const. Co., 220 Broadway, to cover the block fronting on the west side of Madison av between 82d and 83d sts, to cost \$750,000.

WADSWORTH AV, N. Y. C.—J. C. Cocker, 2017 5th av, has completed plans for the two 5-sty flats, 41.11x90 ft., for the McAfee Construction Co., 339 West

84th st, to be erected at the southwest corner of Wadsworth av and 177th st, to cost \$92,000.

SULLIVAN ST, N. Y. C.—Dominick Abbate, 374 West 116th st, contemplates the erection of two tenements at Nos. 150-152 Sullivan st, on a plot 50x100 ft.

HUGHES AV, N. Y. C.—M. W. Del Gaudio, Webster av, Bronx, is preparing plans for a 4-sty store and tenement, 25x70 ft., for Russo & Barbo, 2183 Belmont av, to be erected on the east side of Hughes av, 70 ft. north of 187th st, to cost \$20,000.

SOUTHERN BOULEVARD, N. Y. C.—E. Wilbur, 120 Liberty st, has prepared plans for a 5-sty store and tenement, 85x60 ft., to be erected by Curzio & Rozzano, 2295 1st av, at the northwest corner of the Southern Boulevard and 142d st, to cost \$35,000. The owners handle all contracts.

PINEHURST AV, N. Y. C.—The Roundtree-Realty-Construction Co., of Brooklyn, who recently purchased the block front on the west side of Pinehurst av, between 179th and 180th sts, has awarded contracts to Patrick Reddy, for excavation, and will receive bids on other contracts at his office, Prospect Park West and 5th st, Brooklyn. Four 5-sty apartment houses will be erected costing about \$200,000.

BROOKLYN.—The Curtin Building Co., John Curtin, president, 1860 East 14th st, Brooklyn, will erect six 3-sty brick tenements, 20x60 ft. in the north side of 40th st, 100 ft. east of 14th av, to cost about \$50,000. A. J. & J. T. McManus, 215 Montague st, are the architects. Estimates will be taken at once by the owner.

BROOKLYN.—J. F. O'Rourke, 238 39th st, Brooklyn, has plans in progress for a 5-sty brick tenement to be erected in the south side of 87th st, 100 ft. west of 4th av, to cost \$30,000. Thomas P. Flanagan, 672 72d st, Brooklyn, is the owner. The owner is ready for figures on all sub-contracts.

PATERSON, N. J.—Joseph De Rose, architect, 119 Ellison st, Paterson, is preparing plans for a 4-sty brick 12-family tenement, 32x81 ft., for J. Goldstein and J. Moskowitz, 30 Temple st, to be erected at No. 17 Benson st. The estimated cost is \$12,000. The owner will take bids on separate contracts.

Contracts Awarded.

MADISON AV, N. Y. C.—Marc Eidlitz & Sons, 487 5th av, have received the general contract for installing partitions, steel girders, columns and brick walls to the six 3-sty dwellings Nos. 188-198 Madison av and 15-17 East 34th st, for Benj. Altman, 34th st and 5th av. Estimated cost is \$20,000. Trowbridge & Livingston, architects.

WARREN ST, N. Y. C.—The Frederick Page Construction Co., 9 Pine st, has received the contract for alterations to the 8-sty store and office building No. 11 Warren st, for Rogers, Peet & Co., 258 Broadway. H. D. Symonds, 516 Columbus av, architect.

14TH ST, N. Y. C.—The contract for alterations to the building, Nos. 116-118 East 4th st, for Messrs. Baum & Medicus, lessees, has been awarded to J. Schlesinger, of 110 West 34th st.

FRANKLIN ST, N. Y. C.—Hugh Getty (Inc.), 359 West 26th st, has received the contract for rebuilding walls in the 5-sty brick warehouse Nos. 195-197 Franklin st, for George H. Coutts, 144 Joralemon st, Brooklyn, from plans by Nelson K. Vanderbeck, 25 Morse pl, Englewood, N. J.

FLETCHER ST, N. Y. C.—H. Selinger, 1250 Atlantic av, has received the contract to erect an iron frame electric sign to the 12-sty factory of L. E. Waterman Co., No. 40 Fletcher st.

AV A, N. Y. C.—M. T. Garvey, 36 New Bowery, has the contract for interior alterations to the 5-sty tenement No. 1645

Av A, for the Consumers Brewing Co., of 55th st and 1st av, A. V. Bourke, 220 Broadway, architect.

MANHATTAN.—The contract for installing elevators in the U. S. assay office, Manhattan, has been awarded to the Otis Elevator Co., 17 Battery pl, at \$14,520.

ALBANY, N. Y.—The Federal Terra Cotta Co., 111 Broadway, Manhattan, has received the sub-contract for the terracotta work on the Capitol boiler house. R. T. Ford Co. is general contractor.

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ALBANY, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect a reinforced concrete warehouse for Selfridge & Langford, 99 Central av, Albany. Building to be 72x160 ft., 5-stys. Work will be undertaken at once. C. G. Ogden, architect.

BUFFALO, N. Y.—The general contract for the erection of a reinforced concrete tannery building for George Laub & Sons, at Buffalo. Building to be 120x120 ft., 5-stys, has been awarded to the Turner Construction Co., 11 Broadway, Manhattan.

WILMERDING, PA.—The contract for placing Raymond concrete piles for the foundations of a building for the Westinghouse Air Brake Co. at Wilmerding, Pa., has been awarded to the Raymond Concrete Pile Co. of New York and Chicago.

NEW LONDON, CONN.—W. H. Fissell & Co., 1135 Broadway, New York, has received the contract for making certain repairs to the old U. S. public building, New London, Conn.

DANVILLE, ILL.—The contract for installing an electric passenger elevator in the U. S. public building at Danville, Ill., has been awarded to the Otis Elevator Co., Manhattan.

SACRAMENTO, CAL.—An addition has been made to the contract of Ambrose B. Stannard, 1135 Broadway, Manhattan, for making changes in the windows and erection of area at the U. S. public building, Sacramento, Cal.

Banks.

MECHANICVILLE, N. Y.—The Manufacturers' National Bank has accepted plans of Marcus T. Reynolds, of Albany, for the 1-sty limestone bank, 40x67 ft., to be erected this summer.

FAR ROCKAWAY, L. I.—The directors of the National Bank of Far Rockaway contemplate erecting a 6-sty stone and brick fireproof building for bank office purposes on Central av and the Long Island R. R. Plaza.

Churches.

BROOKLYN.—The Trinity Baptist Church, Greene and Patchen avs, Rev. Nathaniel Thomas Hafer, pastor, 47 Patchen av, have commissioned Architects Dodge & Morrison, 82 Wall st, Manhattan, to prepare plans for a new edifice to be erected at the southwest corner of Green and Patchen avs. V. Ketchum, 129 Ralph av, is chairman of the building committee.

BINGHAMTON, N. Y.—The Church of Good Shepard, Rev. H. C. Staunton, 78 Conklin av, pastor, will erect a new edifice, 1-sty, 40x100 ft., brick and stone, to cost \$18,000. Arthur B. Rudd, of Elmira, N. Y., is the architect. It is not likely that work will be started before summer.

CAPE MAY, N. J.—St. Mary R. C. Church, Rev. D. F. Kelly, pastor, contemplates the erection of a new edifice which will cost \$35,000.

ATLANTIC CITY, N. J.—The Congregation Beth Israel intends erecting an edifice costing \$40,000 at No. 966 Pacific av. Address chairman of building committee for particulars.

LONG BRANCH, N. J.—Theodore A. Meyer, architect, 18 East 42d st, Manhattan, is preparing working plans for a synagogue to be erected at the corner of Bath and 2d avs, Long Branch, N. J. Figures will be taken within a couple of weeks.

BLOOMFIELD, N. J.—The Park Methodist Episcopal Congregation, Rev. J. Ogden Winner, pastor, 20 Park st, Bloomfield, contemplate the erection of an addition to the church building at Broad and Park sts. Charles G. Jones, 280 Broadway, Manhattan, will make the plans.

Dwellings.

BROOKLYN.—A. J. & J. T. McManus, 215 Montague st, architects, are preparing plans for four 2-sty brick dwellings, 20x54 ft., for Robert Ward, 181 Remsen st, to be erected on Lincoln pl, near Albany av. The owner handles all contracts.

NEWARK, N. J.—Messrs. Cady & Gregory, architects, 6 West 22d st, Manhattan, are preparing plans for a residence, 2½-stys, brick and frame, 34x45 ft., to be erected in the Forest Hill section of Newark.

WHITESTONE, L. I.—Architect C. R. Van Buskirk, 180 Montague st, Brooklyn, is completing plans and wants bids on materials and labor for ten 2-family dwellings, 20x55 ft., to be erected on 7th av, this place, to cost a total of about \$55,000. C. W. Youngman is the owner.

MORRIS PARK, L. I.—On Spruce st, near Metropolis av, Harry Smith, of Beverly road and East 18th st, Brooklyn, will erect four 2½-sty dwellings, 17x32 ft., to cost a total of \$12,000. C. R. Van Buskirk, 180 Montague st, Brooklyn, is completing plans.

HUNT'S POINT.—The Tiffany Development Co. contemplates the erection of several 2-family houses at Hunt's Point, in the Bronx, south of the new factory of the American Bank Note Co. It is intended that the houses will be finished and ready for occupancy in the early summer.

Factories and Warehouses.

ROME, N. Y.—The Rome Wire Co., Rome, N. Y., has plans completed for a 1-sty factory, 100x134 ft, steel frame construction, which it will add to its plant early in the spring.

ROCHESTER, N. Y.—The Empire State General Vehicle Co., of Rochester, will erect a building in Circle st, 48x212 ft, 2-stys, to be used as a distributing plant.

UTICA, N. Y.—The Loritz Tenscher Co., Utica, will soon receive bids for a 1-sty steel frame factory, 160x160 ft, which it will erect at a cost of \$60,000.

ROCHESTER, N. Y.—The Fireproof Film Co., 27 Church st, has awarded the general contract to Geo. C. Rossell, Triangle Bldg., Rochester, for the new \$150,000 plant to be erected at Dewey and Ridgeway avs. Frederick A. Brockett, 249 Cutler Bldg., is architect.

NEWARK, N. J.—The Lauter Piano Co., Morris and Essex Railroad av, Newark, has disposed of its plant to the Westinghouse Co., and will erect a larger factory on Sussex av. Plans for the new building are now being prepared.

NEWARK, N. J.—The Rubber & Celluloid Harness Trimming Co., 54-56 Ferry st, Newark, has awarded to Frederick Phelps of Newark, the contract for the erection of a 5-sty fireproof building, 40x70 ft, as an addition to its plant.

BELLEVILLE, N. J.—The Dyer Mills, of Belleville, will erect a 2-sty brick addition to cost \$20,000. The David Henry Building Co., Main st, Paterson, has received the general contract. H. C. Pittman, 22 East 31st st, Manhattan, prepared the plans.

Halls and Clubs.

PHILADELPHIA, PA.—Rodman Wanamaker has donated a plot of four lots in Cherry st, adjoining the Central Branch Y. M. C. A., for improvement with a new building. It was announced on Tuesday that a total of \$1,024,663 has been collected for the construction of the buildings.

Hospitals and Asylums.

TROY, N. Y.—The Sisters of Charity in charge of the Troy Hospital are planning the erection of a new building costing \$300,000. No plans have yet been prepared.

BRIDGEPORT, CONN.—The Common Council on Jan. 16 voted in favor of issuing \$225,000 bonds for the erection of a new almshouse.

SCRANTON, PA.—A building costing \$50,000 is to be erected for the Lackawanna Medical Society. Dr. Chas. E. Thompson, of Scranton, may be able to give further information.

Schools and Colleges.

RANDALLS ISLAND.—The Libman Const. Co., 1968 Broadway is taking figures on all sub-contracts for an industrial school to be erected on Randall's Island for the city of New York.

WESTFIELD, N. J.—Plans by Architect Wilson Potter, 1 Union sq, Manhattan, providing for a 3-sty building costing \$44,000 have been accepted by the Board of Education. Bids will be asked on brick and concrete construction.

WOODBURY, N. J.—Architect Chas. R. Peddle, Bullitt Building, Philadelphia, Pa., is preparing plans for rebuilding the high school here.

(Continued on page 248.)

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

BOARD OF EXAMINERS.

Appeal No. 198 of 1910; New Building No. 674 of 1910; premises, east side Extra pl, 62.1 ft. north of 1st st, Manhattan; George Keister, appellant. It is proposed to place one of the main staircases leading from the roof garden so that the exit from the same will lead to an enlarged portion of the court at the distance of 19 feet from the street line. One of the main staircases from the second balcony also leads to the westerly court at the distance of 39 feet from the street line. The Board of Examiners approved on condition that the foot of the fire-escape leading from the roof garden in the easterly court be kept not less than three feet north of the northerly door jamb of the entrance to stairway "B," leading to the second balcony; and further provided that no wood floors shall be used in any part of the building. This appeal is approved on the understanding that the roof garden and the theatre shall not be open to the public at the same time.

APPEAL NO. 6 of 1911, Alteration, No. 13, of 1911, premises 1 and 3 East 39th st, Manhattan; Delano & Aldrich, appellants. In a 5-sty club house 52x85 ft, it is proposed to build open light courts with the walls of four-inch terra cotta blocks and angle iron frame. These walls form part of the exterior walls of the building. The Board of Examiners approved on condition that six-inch blocks be used in place of four-inch blocks specified.

APPEAL NO. 10 of 1911, New Building No. 142, of 1910, premises, 114 and 116 East 16th st, Manhattan; Squires & Wynkoop, appellants. In the construction of a 12-sty loft building, it is proposed to cover the front portion of the roof with a roof house approximately one-third the area of the story below, aggregating 1,600 sq ft, and enclosing the same at the rear with four-inch terra cotta walls covered with plastic slate. This construction extends above the 150 ft limit. It is proposed to fireproof only that portion above the 150 ft limit, whereas the building should be of fireproof construction throughout, in accordance with the requirements of Section 105. The Board of Examiners disapproved the plans of the appellants.

PERSONAL NEWS AND TRADE GOSSIP

NO PLANS for new buildings were filed at the Tenement House Department, Manhattan, for the week ending Thursday, Feb. 2.

HENRY BAECHELIN, architect, who has just removed to his new office at No. 665 Broad st, Newark, N. J., desires all new catalogues.

THE HAY FOUNDRY & IRON WORKS, 114 East 28th st, has the contract for 1700 tons of steel for the Browning loft building on 36th st.

PORT HENRY IRON ORE CO., will elect trustees at No. 2 Rector st, room 1804, on February 14 at 2 p. m. Henry N. Brinsmade is the secretary.

ARCHITECT Edward Dunn of 7 South 9th st, Newark, N. J., has just opened an office in the Firemen's Insurance Building, and desires all catalogues.

UNIVERSAL COMPOUND CO., specialists in waterproofing materials, have moved their offices and laboratories from 449 West 28th st, to 245 West 26th st.

HERBERT R. MAINZER, Architect, No. 170 5th av, announces the removal of his offices to the Tilden Building at 105 West 40th st., Telephone number, 3231 Bryant.

CITY BUILDING CORPORATION, of 315 Madison av, will have its annual meeting at the office of the company on February 10 at 11 a. m., when directors will be elected.

A. L. DAVIS, contract manager of the American Bridge Co., 30 Church st, who has been on a Western business trip for a week, is expected back at his office on Tuesday.

ELMER L. GERBER and Louis Lott, architects, who have formed a partnership with offices at 1212-1215 U. B. Bldg., Dayton, Ohio will soon open offices in New York City with Mr. Lott in charge.

UNITED ENGINEERING AND CONTRACTING CO.—At noon on Tuesday, February 14, the stockholders of this company will meet to elect directors at the offices of the company, 17 West 42d st.

GREATER NEW YORK DEVELOPMENT CO. directors for the ensuing year will be elected at the annual meeting to be held at 10 o'clock Thursday morning, February 9, at the office of the company, 361 Broadway.

HENRY C. MINER, the theatre manager, calls attention to the claim of property owners along the Bowery that the elevated tracks, now on each side of that wide thoroughfare, should be moved to the middle of the street.

BOROUGH PRESIDENT MILLER of the Bronx expresses the opinion that there will be no drop in building figures in his borough this year, and that when the record for 1911 is closed the total for 1910 will be equaled if not exceeded.

SCHOOL SITES RELEASED.—The Board of Education has turned back to the Sinking Fund two Bronx school sites, one situated at Bainbridge and Briggs avs, costing \$38,047, and the other, at Girard and Walton avs, costing \$32,097.

THE NEW YORK STATE LUMBER DEALERS' ASSOCIATION has received an invitation from the Watertown, N. Y., Chamber of Commerce, to have the next Convention in that city in 1912. The matter rests with the Board of Directors.

THE CHATSWORTH REALTY CO.—The annual meeting of the stockholders of the Chatsworth Realty Co. will be held at the office of the company, 315 Madison av, on Friday, February 10 at 11.30 in the morning. At that time, Directors will be elected.

CIVIL ENGINEERS.—The annual meeting of the American Society of Engineers held at the Society Building last week

went on record as being opposed to the adoption of any legislation in any State having for its object the licensing of civil engineers.

THE AMERICAN REAL ESTATE CO., which is now developing the Watson tract of 1,200 city lots, situated on Westchester av, from the Bronx river east to Clason Point rd, invites all contractors to use the free dump on the property for clean dirt only.

NATHANIEL WISE CO.—The annual meeting of the stockholders of the Nathaniel Wise Co., dealers in building materials, for the election of directors and the transaction of other business will be held at the offices of the company, foot of 79th st on Tuesday, February 14, at noon.

CHARLES T. WILLS.—The fact that the terminal building and ferry house of the Central Railroad of New Jersey withstood the terrific dynamite explosion at Communipaw on Wednesday recalls to mind that this building was constructed by Charles T. Wills, the builder, of 286 5th av.

SIMPLEX FLOOR FINISHING APPLIANCE CO.—The stockholders will meet at the office of the company, 33 East 27th st, on Tuesday, February 14, at 3 p. m. for the purpose of electing three directors and to discuss a proposed agreement submitted by the Floor Planing and Surfacing Co.

CIVIL ENGINEERS' EXCURSION.—Members of the American Society of Civil Engineers, who contemplate making the excursion to the Panama Canal on the United Fruit Co.'s 5,000 ton steamer Zacapa on March 2, can arrange for passage with F. H. Dietz, general passenger agent at 17 Battery place.

EMPLOYEES of the Manhattan branch of the Tenement House Department gave a dancing party last night in the Palm Garden, Lexington av and 58th st. Commissioner Murphy and other city and state officers were present. The affair was in charge of William French and a committee of the Madison Council of the Association of Civil Employees of the State of New York.

SEABOARD PORTLAND CEMENT CO.—In an order filed by Judge Ward this week William F. Allen was continued as temporary receiver until March 4. Mr. Allen will also serve in the same capacity for the Atlantic Cement and Clinker Co., provided he is kept in funds sufficient to enable him to protect the properties. Mr. Allen was put in charge of the two insolvent companies on March 8, 1910, in the suit brought by George A. Beabor, a creditor.

BUILDING ENCROACHMENTS.—Borough President Miller of the Bronx, in a letter to President Allan Robinson of the Allied Real Estate Interests, suggests that a meeting of real estate men, architects, builders and representatives of the title companies and the City Club be called to consider the question of whether it is for the best interests of the city to change the law concerning encroachments on the street in front of buildings; also whether such a law would be constitutional.

THE INTERNATIONAL STEAM PUMP CO., reporting for the nine months closing Dec. 31, shows net profits from combined operations, \$1,944,992; depreciation, \$371,210; balance, \$1,573,782; interest on first mortgage 5 per cent. bonds, \$325,850; other interest charges, \$37,750; total interest charges, \$363,600; dividends on preferred stock, \$644,850; surplus, \$565,332. It is stated that the net profits after deduction of depreciation, show an increase of over 14 per cent as compared

with the same period in the last fiscal year.

E. J. S. BROWN, who for some years past has held the position of engineer with the Andrew J. Robinson Company, has been elected secretary of the Andrew J. Robinson Company, of New Jersey, a subsidiary of the New York company. Mr. Brown is a graduate of Steven's Institute of Technology, and is one of the most capable and energetic engineers in the building business. His headquarters will be at the New York office, where he is in general charge of office details.

KAHN & WALKIN, roofing and damp-proofing contractors, formerly of 217 West 125th st, have combined with the Reliable Moisture and Resisting Co., manufacturers of damp-resisting paints of 306-8 North Henry st, Brooklyn, N. Y. The new firm will be known as "The Empire Roofing and Damp-proofing Company," with offices at 2652 Park av, near 140th st, Bronx. The new company will take contracts for roofing, etc., and will continue to manufacture damp-resisting paints at the Brooklyn address.

NORTH SIDE BOARD OF TRADE.—J. Harris Jones, former Superintendent of Buildings in the Bronx, has been re-elected president of the North Side Board of Trade. Albert E. Davis, the architect, was re-elected chairman of the Literature and Publication Committee; Edward B. Boynton, chairman of the Transportation Committee; R. E. Simon, chairman of the Real Estate Committee; John F. Steeves, Tenement Houses and Buildings; Arthur Arcander, Bridges. The Bridge Committee strongly favors the construction of a Morris Heights-Fort George span.

NEW YORK CLEARING HOUSE BUILDING CO.—Directors were elected for the New York Clearing House Building Co., which holds the title of the Clearing House Building, which cost \$1,250,000: William A. Nash, Stephen Baker, Richard Delafield, Alexander Gilbert and Valentine P. Snyder. The last two succeeded the late James T. Woodward and J. Edward Simmons. Inspectors of election: W. J. Gilpin and Henry A. Smith. At a subsequent meeting the following officers were elected: William A. Nash, president; Stephen Baker, vice-president, and William Sherer, secretary and treasurer.

TARIFF RECIPROCITY TREATY.—Flaxseed, timber, hewn or sawn, squared or sliced or creosoted; planks and deals, not further manufactured than sawed of cherry, chestnut, gumwood, hickory, white wood, oak, pitch, pine, redwood, walnut, white ash; crude gypsum and ground asbestos, are building materials included in the proposed tariff changes in the Canadian reciprocity treaty. They will be admitted into Canada free of duty when imported from the United States, and reciprocally articles, the growth, product or manufacture of Canada, to be admitted into the United States free of duty when imported from that Dominion.

MONTAUK SANITARY IMPROVEMENT CO.—This company is introducing a galvanized brick-wall vent which is made in any size in such a way as to permit of perfect ventilation but to prevent driving rains from getting into the structure. Letters patent were awarded this company on Dec. 26, 1910. This is the company which introduced and made popular with builders, the "C. S. R. Sanitary Garbage closet," which is made entirely of cast iron with draw plate attached to the door, so that when the door is opened the pail is drawn out. The address of this company is 15 Old Broadway. Phone, 1751 Morningside.

AMERICAN CONCRETE CO.—William Lesser, receiver in bankruptcy for the American Concrete Co., 80 William st, has also been appointed auxilliary receiver in New Jersey as the plant is at Milltown, N. J., 3 miles south of New Brunswick. The company was incorporated in 1908 with a capital of \$100,000. William A. Schack, treasurer of the company is also treasurer of the National Townsite Co., a South Dakota corporation capitalized at \$1,000,000, and of a New York corporation of the same name capitalized at \$10,000. Otto Schmidt, President of both these companies, held stock in the American Concrete Co.

RIVERSIDE DRIVE EXTENSION.—John C. Rodgers, general contractor, having finished his contract for the construction of the Riverside Drive extension and allowed by the courts to close the gap at 152d st, the completed extension was opened to the public on Sunday. For nearly two years the work was held up by legal proceedings involving the section at 157th st. The suit was dismissed last spring. The work was begun in May, 1904. The cost of the construction, exclusive of the real estate damages was about \$2,000,000. George Stuart Williamson was the engineer in charge of the construction for the city of the cantilever structure over the Hudson River railroad tracks.

WINGDALE PRISON.—Governor Dix is consulting with State Architect Ware, Architect Beardsley of Poughkeepsie and the New Prison Commission with a view to making some changes in the plans of the State Prison at Wingdale, Dutchess county, the general contract for which

has been awarded to the P. J. Carlin Co., of 16 East 23d st. The Governor has suggested a change of location for the buildings, to another part of the 600 acres, so as to obtain a firmer soil for the foundations and thereby reduce the cost. The Governor also has suggested leaving out the face brick and using only common hard brick. More than 45,000,000 brick will be required. At the office of the P. J. Carlin Company in this city it was said yesterday that no changes had actually been decided on yet, and that they could not see that they would be affected by any changes which it might be concluded to make.

UNITED STATES METALS PRODUCT CO.—The United States Metals Product Co. has filed incorporation papers under the laws of Massachusetts for the purpose of enlarging the output of their factories where metal sash, metal doors and kalamein work is done. The company will take over the business of John W. Rapp & Co., of No. 1 Madison av, and J. F. Blanchard & Co., Fuller Building. The papers call for a capitalization of \$8,000,000, divided into 20,000 shares of 7 per cent. cumulative, preferred stock, and 60,000 shares of common stock of the par value of \$100 each. A representative of the John W. Rapp Co. said that they expected to move but their plans had not been completed yet and they could not give their new address. Mr. Blanchard said that he did not expect to move his office and he had nothing to make public regarding the incorporation. The transfer is made as of Sept. 1, 1910, and is acquired subject to outstanding balances existing on that date. The total amount of cash and property taken over amounts

to \$7,703,850. Liabilities existing on Sept. 1, 1910, amounted to \$1,203,850, leaving a net amount of assets of \$6,500,000.

NEW YORK PRESS-BRICK CO.—A change in the business of the New York Press-Brick Co. of Rochester, N. Y., means the separation of the manufacturing and selling departments. The new selling organization will cover New York State, Western New England and the Canadian cities. It will also handle the product of one of the larger terra cotta factories and continue the distribution of the Pennsylvania Fireproofing Company's fire clay hollow tiles from the St. Mary's, Pa., factory. This company started in Canandaigua twenty years ago. In 1894, the small plant built by E. J. Bunn, president of the present company, was merged into the New York Hydraulic Brick Co. and operated with splendid profit until 1903. Expanding business necessitated the location of the fire clay plant in Tioga County, Pa., and the raw material from the Canandaigua plant was shipped from that point. In 1905 the manufacture of ironspot brick was discontinued at Canandaigua on account of the reduction in price of the finer bricks. The following year the company made changes in the plant for the purpose of manufacturing hollow tile and a year ago a contract was made with the Custodis Company for the manufacture of radial chimney blocks. Difficulty of obtaining high grade help in the Canandaigua district owing to the decadence of the brick making industry there, it became necessary to move the Canandaigua plant to Wellsboro, Pa., and Mr. Bunn and his associates succeed to the selling business in New York State and Western New England.

DEMAND FOR GLASS WILL NOT AFFECT PRICES.

Common Brick Firmer—Inquiry for Structural Steel Better Than in Last Six Months—Cement Prices Remain Steady—Stone Steady.

FEBRUARY is expected to afford architects and contractors a reliable index as to the status of the Spring and early Summer building material movement. The improvement in inquiry noted during the latter part of January and the fact that the firmer prices for practically all kinds of materials have been well sustained, is evidence of a healthy undertone and more confidence. This week has brought out more encouraging developments.

The United States Steel Corporation announced that its daily bookings are larger than at any time within the last six months, and the directors of the North American Portland Cement Company announced that the price of their product will remain unchanged for the present. Brick dealers began to ride material from their stacks simultaneously with a stiffening in price, although the opening of navigation is still at least 30 days distant. Lumber distributors not only placed requisitions for heavier shipments but are also meeting their obligations more promptly. The builder and architect cannot help being impressed with these indications.

The Administration's proposed reciprocal treaty with Canada affecting certain building materials, such as spruce, hemlock, gypsum, some stone with the implied result of reducing prices to some extent

in this market, and the passage by the House of Representatives of a Tariff Commission Bill had something to do with restoring confidence throughout the country and this doubtless had some local effect.

Architects and prospective builders need have no fear of a general advance in prices. Frankly, conditions probably will not warrant any such contingency, at any time this year, except in the case of flaxseed and turpentine. These are constituents in paints and are directly dependent upon crop conditions which, in these cases, are not good.

A survey of the producing centers shows no tendency toward summary advances. The Steel Corporation is only operating its place at 50 per cent. of capacity although its bookings exceed daily records for half a year. Cement producers will curtail shipments and brick makers will not hastily reopen their plants. Stone quarrymen, according to the secretary of the National Cut Stone Association, are not enlarging their capacities and lumber authorities here are warning mill men to keep down their outputs.

In other words, material men are prepared to give the dealer no larger margin than is his due and the prospective builder is in no mood to meet high prices.

Glass prices are unchanged.

Higher Asking Price for Brick.

Hudson River common brick developed more strength this week. Some wholesalers on Wednesday were asking \$5.75 a thousand, alongside dock, but there were few takers. Dealers immediately began to ride from the stacks, and sales fell away so that actual sale prices were \$5.25 to \$5.50 for the week. Raritan River common brick was quoted at \$5.50 to \$6, and there was no change reported in yard prices in Newark. Front brick is in an improving market, with prices steady.

The brick market is not lively, what demand there is being well within the capacity of dealers to supply it. Transactions for last week follow:

	Arrivals.	Sales.	Covered.
Monday	13	2	0
Tuesday	0	0	0
Wednesday	0	3	0
Thursday	0	1	0
Friday	0	0	0
Saturday	0	0	0
Total	13	6	0

Prices asked, \$5.75.
Sales, \$5.25 to \$5.50.
Left over, Jan. 28, 11.
Quotations on covered cargoes, \$5.50 to \$5.75.

Lower Tariff Rate No Aid To Cement.

The proposed reduction of 11c a hundred pounds on Portland cement sent from this country to Canada in the reciprocity agreement to be passed upon by the two Governments will be of little importance to cement producers in America. The cost per hundred pounds to-day is 12½% which leaves a net reduction of 1½ cents. There are four hundred pounds in a barrel of Portland cement, which would make the reduction of a barrel equal to only 6c. Representatives of cement concerns think that there is no incentive to seek

business in Canada where the field is almost as liberally supplied as the American field is.

CEMENT PRICES EXPECTED TO STAY FIRM.

A meeting of the directors of the North American Portland Cement Company was held last week, the results of which were not made public. A report was current that there would be another cut of 10c per barrel on Portland cement in this country, following the lapse of the present quotation term which ran from December 31 to January 31. It was generally believed that the larger companies would not be able to keep the smaller ones in line longer than thirty days, owing to the tendency to crowd the fight to an issue; but wiser heads have apparently prevailed and the market is still quotable at \$1.48 to \$1.53 per barrel, although there is still some fluctuation. The fact remains that a strong hand is at the helm in the cement situation and that influences have been brought to give some stability to business taken in this district.

Glass Dealers Hard Pushed To Meet Demand.

Plate and window glass dealers are finding themselves hard pushed to supply the 900,000 (estimated) sq. ft. of plate glass destroyed as the result of the Communipaw dynamite explosion on Wednesday. It was reported among those whose windows were demolished that because of the recent fire at the plant of the Pittsburgh Plate Glass Company's plant in Ford City, Pa., there was a shortage in the supply and in consequence prices would jump before the first of next week. The Pittsburgh Plate Glass Co. at 322 Hudson st, showed that it had all the glass that was needed for the present emergency and other companies such as the Crane Window and Glass Co. said they were getting a certain part of their supply from the big company.

The loss to plate-glass insurance companies carrying risks in Manhattan, Brooklyn, Jersey City and Staten Island will run well into \$30,000. From two-thirds to three-fourths of all plate glass is insured so that the total amount of plate glass destroyed by the explosion may be roughly estimated at \$45,000. This does not take into consideration the loss caused by broken ordinary window glass, which is usually installed in buildings above the third floor. These figures are based upon claims which have come into the various companies up to 12 o'clock Friday afternoon. It may be three weeks or a month before all the claims are filed.

Some of the companies consented to give totals of the claims filed against them by policy holders up to close of business Thursday night. The New York Plate Glass Company which is one of the largest underwriters on this kind of business reported losses aggregating \$5,000. The Maryland Casualty Co. reported claims amounting to \$400; the Fidelity and Casualty Co. had heard from claims totalling \$900. The United States Fidelity & Casualty Co. figured policies involved up to \$500; Lloyds, reported \$3,000; the Philadelphia Casualty Co., \$400; the Metropolitan, approximately \$8,000; the National Casualty Co. about \$800; and the Casualty Co. of America, about \$200; scattering, including the Central Railroad of New Jersey's estimated loss, \$11,600.

GLASS TRUCKS AND GLAZIERS BUSY.

The explosion has placed a premium upon glass trucks and glaziers. Newark was called upon to meet the demand and still installations were delayed. At the offices of the Plate Glass Insurance Association, it was stated that no estimate had yet been made and it was thought that none would be possible unless a canvass was made of all the sixteen companies doing plate glass business in this city. Some companies would make no estimate for publication, but nearly every company

pressed glaziers and plate glass setters to work at night and made good their clients losses on remarkably short notice.

No change in the prevailing rates of \$5-5% discount was expected by the leading window and plate glass companies late yesterday afternoon, and there was still plenty of all kinds of glass in stock, it was said, to meet all requirements.

February a Stronger Lumber Month.

The January demand for building lumber closed strong, but the greatest development is expected in this month. The tendency it still toward conservative buying, but the element of ultra-caution which has been so prominent since the first of the year is waning. Prices are as a rule steady with fluctuations in North Carolina pine, yellow pine, maple, cypress, redwood and birch and beech.

Most of the lumber yards throughout the district are making preparations for carrying an increased stock. The total building operations for the first three weeks in January in all boroughs indicate a margin of over \$7,500,000 in favor of 1911 as compared with the same filings in 1909, which was a good building year.

The attention of the Record and Guide was called by the lumber men to the fact that most of the construction work that will develop in Queens this year will permit of a large use of lumber. Dealers, who are on the spot, have been actively making preparations for taking large quantities of this material in anticipation of the large amount of construction work which is to come out this Spring. While this tendency was noted last December, collections at that time were slow. Conditions in this respect are very much better to-day. This is another evidence that work in this district is actually coming out.

Timber, hewn or sawn, squared or sliced or creosoted; planks and deals, not further manufactured than sawed, of cherry, chestnut, gumwood, hickory, and white-wood, oak, pitch pine, redwood, walnut, white ash, are included in the proposed tariff changes in the Canadian reciprocity treaty. They will be admitted into Canada free of duty when imported from the United States, and reciprocally articles, the growth, product or manufacture of Canada, to be admitted into the United States free of duty when imported from that Dominion.

Iron and Steel Stimulated.

The greatest improvement in the steel products department of building materials has been in wire products, tin plates and sheets since the first of the year.

Views regarding the outlook for February have modified considerably within the last fortnight. There is no question that confidence is slowly returning in fabricating shops and they are figuring on important contracts. There are some who believe that the amount of fabricated material contracted for in February will prove to be record-breaking. This is a rather ultra optimistic view and is not generally shared by more conservative contractors but the probabilities are that the volume for the month will be considerably over 150,000 tons. One estimate made February over 200,000 to 250,000 tons.

It is believed that January's tonnage will measure up to about 90,000 tons. The tonnage for January in 1910 was 125,000 tons as compared with 55,000 tons in January, 1909, 30,000 tons in 1908, and 90,000 tons in January, 1907. There are several big contracts which did not come out in January, which were scheduled to have been signed up. Among these were the Woolworth Building originally computed at 14,000 tons but specifications on which were withdrawn because plans were changed. As this operation is going ahead and the new Post Office contracts also scheduled to come out in January,

have been delayed, the total tonnage for the month, if expectations had been realized, would have been 114,000; not a bad prospect for a year which opened with such gloomy foreshadowings.

The American Bridge Company, which has taken about one-third of the business given out so far this year, reports that a large quantity of the steel contracts taken are those held over from last fall. An official of the Company assures the Record and Guide that this is true, not only in the Eastern territory, but also throughout the West. The steel companies have been informed of the re-designing of shapes for the McAlpin Hotel owing to the sudden shift in financial arrangements which will delay closing of this contract for another three or four weeks.

PIG IRON MARKET STEADY.

The pig iron situation continues to exceed expectations for this time of the year and furnaces are making tentative preparations for blowing in new plants. Prices remain without change both for Northern and Southern foundries and basic.

Paints, Oils and Varnishes.

The demand for turpentine still continues brisk and prices are still around \$6c. a gallon with no evidence of a slump. Linseed oil is now quoted in the wholesale market at 94c. and 95c., with boiled city 1c. higher. White lead is in a steady market, therefore, the cost of paints has no fluctuation. Varnish gums have shown no fluctuation, and benzine is at a steady figure, so that the prices of varnishes are steady at Jan. 1 quotations.

Stone Has a Better Call.

The tendency in the stone market is for a firmer buying movement, although competition is still keen, especially in limestone and granite. The demand which marble is meeting in this country is growing, especially for interior decorations. Especially is this true of foreign marble. According to statistics, prepared by the Carrara Chamber of Commerce, the production in the Apuan Alps, which comprises the districts of Carrara, Massa, Garfagnana and Seravezza, amounted to 302,087 tons in 1909. The United States took 54,388 tons and Italy 47,579 tons. Batterson & Eisele report a strengthening in the interior marble tone, while wholesalers handling limestone and granite say that the requirements for 1911 are almost certain to be greatly in excess to those for 1910.

The biggest contracts have not yet been let for one reason or another. Changes in the conditions surrounding the financing of the Hotel McAlpin have delayed the awards for sub-contracts, and the new General Post Office contract has not yet been awarded. The Woolworth Building is another big structure, but the figures have not yet been taken on this building. This is an operation that should come out by March. Prices are without change in this market, the tendency being to ascertain the true activity of the market before making any change in this regard.

QUARRYMEN NOT EXTENDING CAPACITIES.

Henry Struble, secretary of the National Cut Stone Contractors' Association, which met in this city recently, said that quarrymen looked upon the 1911 output with equanimity, believing that they will be well able to care for all the Eastern business that will come to them in 1911. They are not enlarging their capacities, he said, but he added: "That must not be construed as being a lack of confidence in the present year's development, because that attitude is explained by the fact that many of them put in new equipment last year to take care of the vast amount of business they expected but which, instead, diminished."

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.

WHILE it cannot be said that there has been any broadening of the real estate market this week, there is plenty of evidence in the business reported, both in the sales and leasing branch, that there is a fair demand for both high-class investment properties and speculative parcels located in sections which have been active or are likely to become so, as is evidenced by the quick resales of the Wolfe Building on Maiden Lane and the Hotel St. Andrew at Broadway and 72d st, both of which were resold within a week. The sale of the Babbitt property and that of Euclid Hall further emphasizes this fact. A transaction of considerable importance to the neighborhood affected is the report of the purchase by the New York Society for the Ruptured and Crippled of a large plot on 42d and 43d sts, just east of Second av for the purpose of erecting a new building to take the place of the one at the corner of Lexington av and 42d st, sold to the N. Y. Central Railroad. It is said that about two hundred feet front on each street will be needed, this means the tearing down of almost a block of private residences, and cannot but help affecting the local storekeepers whose business even now is not flourishing.

The subway situation, a settlement of which is needed to awaken real estate trading appears to be getting farther away from a decision each week. It is to be hoped that the decision of the Board of Estimate to hold direct conferences with the Interborough management may expedite matters, although this appears to be very doubtful; the Interborough officials apparently are determined to build on their own terms or delay a final decision until such time as their demands will be acceded to.

COMMITTEE TO MEET INTERBOROUGH.

Messrs. McAneny, Miller and Cromwell to Hold Conference Next Week on Subway Situation.

The Subway situation received a new impetus this week, when it was announced that the committee appointed by the Mayor and consisting of Borough Presidents McAneny, Miller and Cromwell, would hold a conference with the Interborough Company next week. This means that the Interborough plan, in some respects at least, has found favor with the committee.

It is believed, of course, that the many modifications suggested by the individual members of the Board of Estimate will be presented to the Interborough officials. The opinion has been expressed in various quarters that before the end of a fortnight some feasible plan will have been reached in connection with future Subway construction.

It is understood that Borough President McAneny will present all the modifications which he has in mind, and that these will be supplemented by other data from the other Borough Presidents. As the situation stands now, it is apparent that the committee is ready to reach some agreement with the Interborough officials.

The position of Messrs. Mitchel and Prendergast remains practically unchanged. President of the Board of Aldermen Mitchel believes that the committee should consider the construction of an independent system. At Thursday's

meeting of the Board of Estimate, Borough President McAneny presented the resolution of the committee empowering it to negotiate with Interborough officials. All the members of the Board voted for it but Mr. Mitchel, Controller Prendergast voting with the other members of the Board to accept the resolution.

The final conference between the special committee of the Board and the Public Service Commission was held at Borough President McAneny's home last evening. The subway question was thoroughly gone over in every detail preparatory to direct negotiations being opened with the Interborough officials.

TORRENS LAW DISCUSSION

Walter Lindner Points Out Some of Its Defects—Constitutionality of New York Law not Decided

Editor Record and Guide:

In your issue of January 28th, you publish a letter from Gilbert Ray Hawes which, according to the headline and expressions in the letter, indicates that you and Mr. Hawes believe that the title registration system now in force in this state is a "Torrens System." If it were not for the desire to correct your impression on this subject, I think not even the direct references to the Title Guarantee and Trust Company, its president and myself in Mr. Hawes' letter, would lead me to help his campaign of self-advertisement by replying in your columns, but I think the time has come when these direct references may serve as a text for clearing up some errors into which you and others have fallen.

There is not in force in this State a Torrens Title Law. It is an element of every system of Torrens Title registration, except that in force in this state, that there shall be an independent judicial investigation of the title which the applicant desires to have registered, before a decree of registration and certificate of the title is issued. The report to the stockholders of Title Guarantee and Trust Company on which Mr. Hawes comments, called attention to the danger that under the New York system, which entirely omits this necessary safeguard, land owners might be robbed of their land with the greatest ease. This statement Mr. Hawes characterized as so absurd and preposterous on its face as to require no refutation, although in a communication to the Times of December 31st last, he triumphantly claims that the registration vests an absolutely indefeasible title "which is not open to attack from common law wives, posthumous children, infant heirs, people with unrecorded deeds or mortgages, blackmailing strikers or from any source whatsoever." If this means anything, it means that he deprives the true owners of their title. As a matter of fact, Mr. Hawes himself has offered for registration a title in which he has attempted to do this very thing and in doing so, he has stamped himself as either intentionally misleading the court or absolutely incompetent as a conveyancer and woefully ignorant of the law. In *Armstrong vs. Harlem Savings Bank*, Mr. Hawes was attorney for the applicant in an action to register property, including a part of the old Kingsbridge Road. The state interposed an answer showing that Mr. Hawes' client did not have title to this part of the premises but that the title was outstanding in other persons. Notwithstanding this answer, Mr. Hawes persuaded the former attorney-general not to defend the case when it came to trial, and the court signed the judgment without familiarizing itself with the title, apparently believing itself to be authorized to register in the plaintiff any title which she claimed. This is not the only case

in the State of New York in which owners have been robbed of their land with ease, if registration decrees are as effective as Mr. Hawes claims they are. There are cases in the second department which have gone through, registering as valid titles which were unmarketable and in some cases absolutely defective, with substantial interests outstanding in persons other than the applicant. In none of those cases was there any more supervision by the court over the title claimed by the plaintiff in the registration action than there was in the *Armstrong* case. The other case which Mr. Hawes mentions in his letter, *American Land Company vs. Zeiss*, decided by the Supreme Court of the United States, resulted in a land robbery. In that case, the defendant, who was plaintiff in the registration case was the owner before the registration, of a lease running until March 26, 1950, and did not own the fee. He, however, claimed to be and registered himself as owner of the fee and the American Land Company which was the true owner of the fee, was never personally served with the notice of the application, nor knew of it until more than a year afterwards, is held to have been cut off from its title and the fee title awarded to Zeiss, who thereby improperly and by using the forms of law to cloak his theft, deprived the true owner of its reversion.

This case did not, as Mr. Hawes says, decide the constitutionality of the New York Title Registration law. This case arose out of an emergency act passed by reason of the San Francisco earthquake and fire, for the purpose of restoring, as far as possible, the record of land titles which had been destroyed in that disaster. The Supreme Court decides that the state had power to remedy the confusion and uncertainty arising from the disaster, and calls attention to the fact that the emergency had commanded the attention of the entire civilized world and that the legislation was not done in a corner but before the observation of the civilized world, and the court holds that this emergency act, which was temporary in its nature, expiring July 1, 1909, might be sustained. This is very far from sustaining the land title registration system of this state, especially when attention is called to the fact that our registration system is claimed by practitioners like Mr. Hawes to be purely an ex parte proceeding, while the California act provides that "no judgment in any such action shall be given by default; but the court must require proof of the facts alleged in the complaint and other pleadings." When an error such as that in the *Zeiss* case can be perpetrated under such a law, what is to be expected under the complicated, unpractical system of our title registration act, with the crowded condition of our courts, and with as many expressions as possible in

the act to tempt a court to record the proceeding as entirely ex parte and imposing no responsibility on the judge.

As to the progress which Mr. Hawes claims the Torrens System is making every day, I quote from the report of a special committee of the State Bar Association made in January of this year, which shows that after two years of operation, eleven titles have been registered in the entire State of New York, and that there were still pending undetermined, eleven applications of which eight were in Kings County. More than three-fourths of the titles offered for registration had been rejected by responsible conveyancers, and the object of beginning proceedings was not so much enthusiasm for the system as the hope of curing inherent defects by going through the procedure under the registration law. That such procedure has been effectual is to my mind very doubtful.

But whether bad titles can or cannot be cured by the application of the title registration law, the things which Mr. Hawes and others who attempt to cure titles in his way must necessarily attempt to do, is to deprive those lawfully entitled to land of their interests, without compensation. The time is coming when it will be necessary to determine whether the state is willing to continue along this line, or will consider the advisability of repealing this useless and impracticable act, through which ignorant or unscrupulous lawyers, attempt to rob the true owners of their titles to land. There is no enthusiasm for the law whatever. Such factitious interest as was worked up before the passage of the act, has long since subsided, and Mr. Hawes apparently remains the only militant advocate, of what he denominates the Torrens System in this state.

WALTER LINDNER.

WIDENING GREELEY SQUARE.

Now is the Time—Other Mistakes Should Be Avoided.

In a letter to Borough President McAneny, of which the following is a copy, a member of the Board of Brokers calls attention to the congested condition of Greeley Square and urges the necessity of widening Broadway at that point before it is too late:

Dear Sir:—

"Referring to the recent proposed building of what is to be called the Greeley Square Hotel on the easterly side of Broadway between 33d and 34th sts, I venture to call your attention to the very urgent necessity of having Broadway widened at that point.

"The city lost a grand opportunity in not having West 32d st widened leading up to the new Pennsylvania station. Hardly any other town in America would have permitted such an opportunity to be lost. Can it be possible that the city officials will now permit the same mistake to be made? If it was deemed wise to widen the roadway on Fifth av and 42d st, how much more necessary it would seem that Broadway at its most congested point should also be widened.

"As an old resident of New York, it seems deplorable to me, the manner in which our public thoroughfares and public works are mismanaged. As recent illustrations, consider the widening and extension of West Broadway where it ends at Dey st; also Church st, ending at Morris st; also Elm st, which should properly have been extended to Maiden lane at the East River, as ex-mayer Hewitt, strongly advocated.

"If we cannot have a 'City Beautiful,' why not at least try to have a city planned in a practical manner? In my humble opinion, there are only a few public im-

provements, in the City of New York, which have been wisely and adequately planned, namely, the Manhattan entrance to the Washington Bridge, and the Museum of Natural History in Manhattan Square, and also the New York Public Library at Fifth av.

"I suppose it is hardly to be expected with all the multitude of business constantly pressing upon the members of the Board of Estimate, and considering their comparatively short terms of office, that any satisfactory results can ever be expected from that direction. Why should we not have an Advisory Board of Engineers, including City Engineer Lewis, to remain in office during good behavior? Possibly to have an extension of the Municipal Art Commission? I feel sure that you personally are in sympathy with what I have so inadequately tried to express.

"With the hope that much better results may hereafter be obtained, in all our Public Improvements, I beg to remain,

Very respectfully yours,
MEMBER OF BOARD OF BROKERS.

LEGISLATIVE DIGEST

The following are excerpts of the minutes of meetings of the Law Committee of the Allied Real Estate Interests relative to bills introduced in Albany, N. Y., affecting real estate.

PROJECTIONS OF BUILDINGS.—Committee met for the purpose, among other things, of considering the situation with respect to orders relating to projections of buildings into public streets issued by the Presidents of the Boroughs of the Bronx and Manhattan. It was understood that representatives of the City Club and of the Institute of Architects would meet with the committee to discuss the situation, but no representatives of these associations appeared. The matter was therefore deferred until the next meeting.

IN RELATION TO ADDRESSES OF GRANTEES.—A draft of an act to repeal Section 333 of the Real Property Law which requires the insertion of addresses of grantees in all conveyances was prepared and submitted to the President for action. The following bills were considered:

COMPENSATION OF COMMISSIONERS.—Assembly. Introductory No. 84, printed No. 84. Mr. Oliver's bill to amend Section 1444 of the Charter by adding a proviso that commissioners in condemnation proceedings may be allowed extra compensation, not exceeding the aggregate per diem compensation of \$10 per day in cases where the property acquired consists of several separate parcels, vested in several separate owners, and the assessed valuation of the whole property acquired exceeds two million dollars. The question of the advisability of this legislation was submitted to the directors.

TO AMEND CODE OF CIVIL PROCEDURE, so that Attorney General may have Proper Information in Private Real Estate Actions.—Assembly. Introductory Nos. 91, 92, 93. Senate. Introductory Nos. 80, 81 and 72. Mr. Chanler and Mr. Stilwell's bills amending the Code of Civil Procedure. The object of these bills is to give the Attorney General information which he needs in order intelligently to represent the interests of the State in private real estate actions. These bills amend three sections, in which it is provided that the State may be made party in the same manner as a private person. under Section 447, to cut off the lien of transfer tax in any real estate action, under Section 1594 in a foreclosure suit, to cut off the interest of the State in an action for partition and under Section 1627 to cut off the interest of the State which may be subject to a mortgage which is being foreclosed. The object of the amendments is to require that in each

of such cases there be set forth in the complaint, details of the interest of the State so that the Attorney General may have before him the facts by reason of which the State is made a party, without the necessity of examining the entire chain of title in every case. The object thus sought to be accomplished is proper and the principle of the bills should be approved, but in order that they may accomplish all that is intended, there should be added to each of the bills a proviso that the judgment in such an action shall not affect any interest of the State, except that specifically set forth in the complaint. If this proviso be not inserted, it may very well be held that notwithstanding the specification of one interest which the plaintiff sets forth that the State has, it may turn out that the State has some other interest and having consented to be a party "in the same manner as a private person," the State might be held to be bound with respect to every interest it had.

TO AMEND CODE OF CIVIL PROCEDURE IN RELATION TO EJECTMENT SUITS.—Senate. Introductory No. 47, printed No. 47. Mr. Stilwell's bill to amend the Code of Civil Procedure so as to cut off the second and third trials in ejectment suits. This bill was introduced last year and approved by the Association. The reasons for that approval still exist and the bill should again be approved.

McAdoo System Granted Time Extension

The Public Service Commission yesterday adopted an order extending the time in which the Hudson & Manhattan Railroad Company may complete the 9th st extension to its tunnel system, from June 15, 1911, to June 15, 1913. The uncompleted portion of this extension is under 9th st from 6th av to 4th av.

The extension of time is granted subject to the following conditions:

(1) The portion of the tunnel and railroad authorized by the said certificate of February 2, 1905, under 9th st where it crosses 5th av shall be located and constructed at such a depth that another tunnel, the extreme bottom of which may be one foot above the level of mean high water, may be constructed over and across it.

(2) The portion of the tunnel and railroad under 9th st where it crosses Broadway shall be located and constructed at such a depth that another tunnel, the extreme bottom of which may be twelve feet above the level of mean high water, may be constructed over and across it.

(3) The uppermost part of the portion of the said tunnel and railroad under 9th st, if it crosses 4th av, shall not be at a higher elevation at that point than eighteen feet six inches above the level of mean high water.

(4) The portion of the said tunnel and railroad under 9th st, if it crosses 3d av, shall be located and constructed at such a depth that another tunnel, the extreme bottom of which may be thirteen feet above the level of mean high water, may be constructed over and across it.

(5) This extension shall not take effect unless and until the Hudson & Manhattan Railroad Company shall file with this Commission its written consent and the written consent of the surety upon the bond required by the said certificate of February 2, 1905, in a form to be approved by the counsel to this Commission, to the extension hereby granted and to the terms and conditions upon which such extension is granted, and shall also file with the Commission its written agreement, in a form to be approved by counsel to the Commission, accepting and agreeing to be bound by and to comply with all the said terms and conditions.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

DIVISION ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Ronalds estate 20 Division st, a 4-sty building, on lot 13x117.

Sale in Front Street.

FRONT ST.—Cammann, Voorhees & Floyd sold for Harry K. Grigg the 5-sty building 74 Front st, adjoining the corner of Old Slip, on lot 19x86. The buyer is Wilhelm Knauth, of the banking firm of Knauth, Nachod & Kuhne, who will occupy the premises for storage purposes. Charles F. Noyes Co. represented the seller.

GREENE ST.—Emma M. Raymond sold 170 Greene st, a 6-sty business building, on lot 24x100, between Houston and Bleecker sts.

GREENE ST.—The Brown Realty Co. bought from Lorenz Weiher the 6-sty loft building, on plot 40x100, at 175 and 177 Greene st, adjoining the southwest corner of Bleecker st.

JEFFERSON ST.—The Jenkins estate sold 27 Jefferson st, a 6-sty tenement, on lot 25.2x23.10, to Wolf Nadler, who owns the adjoining southeast corner of Henry st.

New Owner for the Wolfe Building.

WILLIAM ST.—The Wolfe Building, one of the first large office structures erected in the fire insurance district, on the William st block front between Maiden lane and Liberty st, has been resold by heirs of John Wolfe, who erected the building more than twenty years ago. The property passed from the ownership of the estate about six years ago to Lorena R. Jones and others, and was repurchased at a foreclosure sale last week by the heirs, at an auction conducted by Joseph P. Day, who sold the property for \$251,000. The property has been purchased at a figure slightly in excess of the price paid by auction by an investor, who is said to be represented by Charles F. Noyes & Co. It is a 12-sty office and store property, on plot 72.8x32.7x61.11x27.7, flanking the new home of the German-American Insurance Co., which occupies the remainder of the triangular block. Just opposite the apex of this block is the large plot on Liberty st, extending through to Cedar st, which is to be immediately improved by the Fire Insurance Companies Building Corporation, with a 30-sty building, plans for which are being made by D. H. Burnham & Co., of Chicago.

WHITE ST.—The Charles F. Noyes Co. sold for Daniel Birdsall & Co. the 5-sty and basement store and loft building 39 White st, covering lot 25x100. The property was held at \$60,000 and was assessed at \$50,000. The transaction was an all cash one.

13TH ST.—Pease & Elliman sold for Mrs. Hilah A. Davis and Mrs. John T. Atterbury 115 West 13th st, 3-sty dwelling, on lot 20x100, between 6th and 7th avs, to a client for investment. This property has been held in the family since 1874.

21ST ST.—Mitchell A. C. Levy sold 46 West 21st st, a 4-sty and basement building, on lot 25x100.

28TH ST.—E. A. Turner sold for Martin Burke 128 East 28th st to Emile Effercorn, who owns 126 adjoining. It is understood that Mr. Turner, who owns the corner of Lexington av, is also interested as a buyer in the property just sold. There is now under control of this ownership a plot 100x100. The Geneva Club sold 128 last April to the seller in the present deal.

32D ST.—The Hoe estate has sold 128 East 32d st, a 2-sty building, on lot 25x98.9, adjoining the southwest corner of Lexington av. On the block opposite are the Metropolitan's car barns.

30TH ST.—Ellen McDonough sold 144

West 30th st, a 4-sty building, on lot 23x85, to Assemblyman Oliver.

40TH ST.—Geo. Read & Co. sold for W. Irving Clark, executor for the estate of Richard S. Clark, 32 East 40th st, a 2-sty brick stable, on lot 25x98.9, between Park and Lexington avs. C. H. Davis is the buyer.

40TH ST.—M. & L. Hess sold for Nelson Smith to the Realty Holding Co., 206 West 40th st. The purchasers recently acquired through the same brokers the adjoining properties 208 to 222 West 40th st, and with the purchase of 206 now control a plot of 129 feet frontage by half the block. The plot is within 128 feet of 7th av.

48TH ST.—Joseph Oatman sold for Jesse and Samuel Rosenthal the 3-sty dwelling 327 West 48th st, on lot 18x100.5.

49TH ST.—Peter Hofsess and Park A. Mahony sold for the Ess Eff Realty Co. 134 West 49th st, a 3-sty building, on lot 25x100.5, between 6th and 7th avs. The buyer is an adjoining owner, who now controls a plot 50x100.11.

52D ST.—James A. Dowd sold for Dr. Schoenberger the 3-sty and basement dwelling 247 West 52d st, on lot 14x100.

58TH ST.—James Kyle & Sons sold for Lowenfeld & Prager, 326 and 328 East 58th st, a 6-sty apartment house, on plot 44x100.5.

Deal Near Columbus Circle.

58TH ST.—Millie B. Pakas sold to Bernard Reich the Winton, a 9-sty hotel at 310 and 312 West 58th st, on plot 49.2x100, about 120 feet west of Columbus Circle. In part payment Mr. Reich gives the plot of four lots on the south side of 153d st, 150 feet west of Broadway. The deal involves a total of about \$300,000. The new owner of the Winton will get possession of the property in a few days.

Mr. Sanborn Buys the New Weston Hotel.

MADISON AV.—Daniel P. Ritchey and E. H. Antes sold for the Securities Hotel Co. the New Weston Hotel at the northeast corner of 49th st and Madison av. Mr. George L. Sanborn, an operator and investor, was the purchaser. The hotel is a 12-sty fireproof building, completed and opened in 1905, occupies a plot 75 feet on Madison av by about 83 feet on 49th st. The property was held at \$1,025,000. It was acquired by the Knickerbocker Trust Co. in July, 1909, as plaintiff in a foreclosure action for \$673,066, and transferred at that time to the Hotel Securities Co. The president of the selling corporation is Henry R. Hoyt. Frederick C. Walcott is treasurer, and W. Harrison Roome, secretary. Mr. Sanborn, the purchaser, lives at the Hotel Navarre, on 7th av.

Merchants Buy Fifth Ave. Plot.

5TH AV.—Franklin Simon & Co., at present occupying the building 414 5th av, adjoining the Brick Presbyterian Church, at the northwest corner of 5th av and 37th st, purchased from the Johnston estate 416 5th av, an old 4-sty building, on a lot 28.3x133, with a stable occupying the rear portion of the plot, 25x28.3 feet in size; also, from the Ellerton P. Whitney estate, of Boston, 4 and 6 West 38th st, 37x38. The easterly 25 feet of this latter plot is improved with an old building, and the western portion, 12 feet in width, has been used as a right-of-way to the stable. The deal was consummated by Frank Lord, of Daniel Birdsall & Co. Mr. Lord said that the 5th av frontage would be improved with a new structure, the height of which had not been definitely determined, but that on the 38th st plot would be erected a modern 10-sty building, in keeping with the neighborhood. He also stated that the property had been involved in litigation for several years and that an auction sale was held last year to clear the title. It was bought in by the heirs of the estate for \$665,000. The property was held at about \$900,000.

The southwest corner of 38th st, around which the property just sold forms an "L," is leased to Gattle & Co. for a long term of years.

NORTH OF 59TH STREET.

64TH ST.—Francis B. Robert sold for Isaac S. Heller 228 East 64th st, a 6-sty tenement, on lot 25x100.5, adjoining the Baron de Hirsch Trades School.

71ST ST.—Pease & Elliman sold for Mrs. J. H. J. Stewart, 241 West 71st st, a 3-sty and basement dwelling on lot 18x102.2. The buyer will occupy the house.

75TH ST.—William Cruikshank's Sons, in conjunction with Douglas Robinson, Charles S. Brown & Co., sold for Martha A. Kohn the 4-sty dwelling, No. 11A East 75th st, between 5th and Madison avs, to Harriet K. Welles, for occupancy.

78TH ST.—The Douglas Robinson, Charles S. Brown Co. has sold for the Kerner estate 122 and 124 East 78th st, two 3-sty dwellings, on plot 36x102.2, between Park and Lexington avs.

81ST ST.—Mrs. Emma Wulff sold to Frederick Benzer 224 East 81st st, a 5-sty tenement, on plot 26.10x102.2. In exchange Mr. Benzer gave 317 East 20th st, a 3-sty dwelling, on lot 20x92.

91ST ST.—Samuel Greenfield sold 321 East 91st st, a 5-sty flat, on a lot 25x100.8½, adjoining a parochial school on the east.

119TH ST.—Maurice Mandelbaum, of Mandelbaum & Lewine, bought through William C. Cahn the 3-sty dwelling 43 West 119th st, on lot 17x100.11. Theodore W. Todd is the owner of record.

125TH ST.—D. H. Scully & Co. sold for the estate of Abram J. Martin 70 West 125th st, a 3-sty business building, on lot 19.2x100.11.

125TH ST.—Leopold Weil sold for the Ess Eff Realty Co. (Solon and Samuel Frank) to the Salvation Army 155½ and 157 East 125th st, two 4-sty buildings, on plot 33.4xx99.11, between Lexington and 3d avs. Upon the expiration of existing leases on May 1 a 4-sty building will be erected on the site, with stores on the ground floor and above that an auditorium and rooms for the social and religious work of the Salvation Army. The new building will be the headquarters of the Harlem corps of the army, which now occupies leased quarters on Lexington av, near 125th st. The 125th st properties were bought by the Ess Eff Realty Co. at the recent Bruce estate auction sale for \$56,300.

128TH ST.—James Kyle & Sons sold for Harry C. Williams, 46 to 50 West 128th st, three 3-sty dwellings, on plot 62.6x99.11.

130TH ST.—Shaw & Co. sold 158 West 130th st, a 3-sty and basement dwelling, 18.9x55x99.11, to a client for occupancy. Title stands in the name of Jenie L. Alwaisi.

130TH ST.—Shaw & Co. sold 112 West 130th st, a 3-sty and basement dwelling, 16.8x55x99.11, to a purchaser for occupancy. Magdalena Plant is the owner of record.

137TH ST.—E. Singer sold 55 West 137th st, a 5-sty flat, on lot 25x99.11.

209TH ST.—Hall J. How & Co. sold for Charles R. Hubart to Max Marx the plot 75x99.11 on the south side of 209th st, 225 feet east of 10th av.

St. Andrew Resold.

BROADWAY.—Klein & Jackson resold the Hotel St. Andrew at the northwest corner of Broadway and 72d st, which they bought last week from the Robertson estate. Neither the buyer's name nor the price was made public in connection with the resale. The St. Andrew is an 8-sty structure on a plot fronting 106 feet on Broadway and 180 feet on 72d st. The hotel was built about fifteen years ago by Robert Robertson, who had bought the block front from 72d to 73d sts, extending 255 feet on 72d st in 1886 for \$232,500.

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CONFIDENTIAL CONSULTATIONS free of charge to real estate men regarding office management or the handling of specific deals. Call or write for appointment. Ronald C. Lee, General Manager of The Realty Records Co., 11 E. 24th St. Phone 4430 Madison Sq.

INDEX

TO THE

RECORD AND GUIDE

Vol. LXXXVI.

JULY to DECEMBER, 1910

PRICE, \$1.00

The Index Covers ALL

CONVEYANCES

MORTGAGES

LEASES

AUCTION SALES

PROJECTED BUILDINGS

MANHATTAN AND BRONX BOROUGH

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

EDGEcombe AV.—Hayden & Co. sold for George A. Feld a 3-sty dwelling at 189 Edgecombe av, a lot 16.8x100.

HAMILTON TERRACE.—I. Randolph Jacobs sold the plot of eleven lots on the east side of Hamilton terrace, at 144th st. The property has a frontage of 275 feet and a depth of 96.6 feet. The buyer is the newly formed Hamilton Terrace Co., of which Charles Gross is president. Two 6-sty high-class elevator apartment houses will be erected on the site from plans by Neville & Bagge. The site was acquired by Mr. Jacobs from the Barney estate last October. The plot is one of the few unrestricted parcels in that section.

PINEHURST AV.—David Stewart sold for the Degenhardt Construction Co. Palisade Hall, 28 and 30 Pinehurst av, located 50 feet north of 178th st, a 5-sty 20-family apartment, on a plot 55x100.

2D AV.—William A. White & Son sold for Minnie Moser to Williams & Grodinsky 2382 to 2388 2d av, four 4-sty flats on plot 80x80, adjoining the northeast corner of 122d st.

5TH AV.—E. A. Turner sold for John Schnoering the two 7-sty apartments on the southwest corner of 5th av and 129th st. The buyer is Gus Barnett, who purchases for investment. The property has been held at \$325,000, and it said that the buyer paid slightly over \$300,000. The plot fronts 99.11 feet on 5th av and 110 feet on 129th st.

BRONX.

PURDY ST.—W. E. & W. I. Brown, incorporated, in conjunction with George Price, sold for Frank Eveland the vacant plot, 100x108, situate on the west side of Purdy (formerly Washington) st, 395.54 feet north of Westchester av, Unionport.

137TH ST.—Paul Bultmann sold for Charles Fuerst to an investor 456 East 137th st, a 5-sty double flat, on a lot 25x100.

169TH ST.—Schwab & Co. sold for Mr. David Amolsky, 6-sty apartment house, No. 457 East 169th st.

167TH ST.—David Vogel sold for Stella C. Martinez the two 5-sty apartment houses, on plot 75x111, on the south side of 167th st, 113.4 feet west of Hall pl.

179TH ST.—Fitzgerald & Broderick sold 211 East 179th st, a 2-sty dwelling, on lot 25x90, for Henry J. Cleverdon to Mrs. Purgold.

197TH ST.—W. L. Varian sold for Mr. Leonhard a 2-family house on the south side of East 197th st, near Briggs av.

BOSTON RD.—W. E. & W. I. Brown, Incorporated, sold for Abraham Levy & Helen R. Kahn, the property located on the east side of Boston rd, 160 ft south of 169th st, known as 1258, size 70x125x irregular. The buyer contemplates improving same immediately with stores and hall.

PARK AV.—David L. Woodall sold 4185 Park av, a house on a plot 23x100, for Geo. F. D. Doyle to Mary E. Mullins.

PROSPECT AV.—Clement H. Smith sold for the Wirth Realty & Construction Co., the 5-sty flat, 2168 Prospect av, near 182d st.

ROBBINS AV.—Brenner Realty Co. sold to Herman Menaker the 5-sty flat, on a plot 41.8x104, at the southeast corner of Robins av and 152d st.

VALENTINE AV.—Arnold, Byrne & Baumann sold for John H. Henshaw to Louis Bernstein the northwest corner of Valentine av and 189th st, a plot 106x100.

WASHINGTON AV.—Clement H. Smith sold for Mr. Fayen, 1728 Washington av, near 174th st, a two-family frame house.

WALTON AV.—Herman A. Rappolt sold 2257 Walton av for Maria Eggars to Elizabeth Hohnbaum.

3D AV.—Eugene J. Busher sold for the Clayton Real Estate Co. the six lots on the west side of 3d av, commencing 187 feet north of 181st st, 150x127, to a firm

of builders who will improve same with 5-sty flats.

LEASES.

THOS. J. TOTTEH has leased for the New York Telephone Co., to Joseph Maffia of Kingsbridge, a store at the corner of 230th st and Bailey av, for a term of years.

THE H. M. WEILL CO. have leased for Edwin Wolf of Philadelphia, a store in his new building at 501 5th av, southwest corner of 42d st, to Max Mitchell, for a term of years.

CORN & CO. have leased for J. W. Dimick for a long term of years the 3-sty stable, 158-60 West 26th st, on plot 41.4x 98.9, adjoining the corner of 7th av. Plans are being prepared for extensive alterations into stores and lofts.

CARSTEIN & LINNEKIN were the brokers in leasing store at 537 5th av to Arthur Tooth & Sons for a long term of years. They have also leased a large space on the 8th floor of the American Woolen Building to the Andrews Mills for a term of years.

WILLIAM HERRON & COMPANY have leased from James H. Cruikshank, the new 6-sty and basement fireproof building, 389 Washington st, size 25x70, for five years from May 1st, at \$4,500 per year. William A. White & Sons were the brokers in the transaction.

L. TANENBAUM, STRAUSS & CO. have leased for Mabarun Land Holding Co. (Louis Steckler, pres.), three lofts about 35,000 square feet, in the new building now in course of construction at 137 to 141 Madison av and 23 to 27 East 31st st to Max M. Schwarz & Co., now at 85 5th av, for a long term of years.

PEASE & ELLIMAN have leased for A. A. Newman of Chicago, Ill., to "Le Bihan," the store and basement of the premises, 178 Fulton st, for a long term of years. The lessee has been established for twenty-five years at 1 Barclay st which is to be demolished owing to the proposed erection of the Woolworth Building.

JOHN WINTON, JR., has leased 102-4-6 West 107th st, 4-sty and basement, fireproof garage having first-class machine shop, chauffeur's room and all requirements of an up-to-date garage for the Atlas Garage Co., for a long term of years and will be opened by Roy Lasher under the name of Mason's Garage Co., formerly of 130 West 102d st.

DUROSS CO. have leased for Cavanaugh Co., the ground floor of their Pearl and Prospect sts, building, Brooklyn, to the Dixie Cotton Felt Mattress Co., and Umbreit Pillow Co., for a term of years; for the Bush Terminal Co., to W. A. Jussup, 11,685 square feet of store space in model loft building No. 5, South Brooklyn, with modern shipping facilities by rail and water.

JULIUS HAAS has leased for the American Real Estate Co to the Bronx Restaurant Co., 2 stores in their new office building at the northwest corner of Melrose av and 149th st, for a term of 11 years, at a total rental of \$55,000. Mr. Beiswerner, manager of the Woodmستن Inn, at Westchester, will be the manager of the cafe and restaurant to be opened in these stores.

M. & L. HESS have leased for the Brander Building & Construction Co., the store and basement in the Ashland bldg, situated at the southeast corner of 4th av and 24th st, to Rogers & Thompson Givernaud Co., one of the largest and oldest silk manufacturing firms, formerly of 69 Mercer st, also 71 Greene st. The lease is for a long term of years, at an aggregate rental of \$300,000.

SPEAR & CO. have rented 12,000 ft of space to Messrs. Kozak & McLaughlin at 227-39 West 17th st; four lofts at 103-5 Greene st, the second loft for Natkin &

Laitin at No. 121-3 Greene st, the first loft at No. 133-5 West 19th st, and the second loft in the Merck building, 8th st and University pl, which completes the renting of the building. Also lofts at No. 152 Bleecker st, 110-12 Greene st, 237 Mercer st, No. 12 Waverly pl.

THE CHARLES F. NOYES CO. has leased the store and basement of 63 Fulton st, for William P. Rae & Co., to Jacob Brouse; the store and basement of 152 Chambers st, for Bernard Kreizer to Ralph B. Carter Co., and the store and basement of 224-8 Pearl st, for A. Jackman to Harper Bros., a floor in 203 Front st, for Steinhart Catering Co., to E. J. Moore & Son, a floor in 25 Barclay st, for S. C. Welsh to J. Hertsberg and a floor in 162 William st, for Rudolph Wirth to Klopfer & Smith.

THE CHARLES F. NOYES COMPANY has leased offices in the Royal Insurance Building to John L. Dudley & Co.; in the U. S. Realty Building for George T. Mortimer to Max D. Josephson; in 37-9 Liberty st for Lawyers Title Insurance and Trust Co., to Guaranty Trust Co.; in 95-7 Liberty st for Spencer Realty Co. to Hydro Carbon Gas Co., in 66 Broadway for Geo. R. Read & Co., to Sinclair Benson Co., and in the Hanover Building, 130 Pearl st, for Bertfield Realty Co. to Baertl Anti-Slip Cement Co.

PEASE & ELLIMAN have leased lofts at 19 Warren st, for Andrew J. Bastine to Thomas H. Hildick; at 71-73 West Broadway for R. J. Leaycraft to the T. H. E. Sales Co.; at 22 Warren st, for Wright & Ditson to the Monarch Towel Supply Co.; at 117 West st, for United States Realty Co. to L. S. Brach Supply Co., and offices at No. 123 Liberty st, to James Littlefield, C. A. Seton, John G. Knight, W. S. Freeman, S. Duhrenheimer, Charles E. Van Auken, Dawson Hardened Copper Co., Paul F. Van Hardenburg, Neiman Manufacturing Co., O. F. Battaglia, Banner Electric Co. and J. B. Calkins.

SUBURBAN.

PASSAIC, N. J.—Rowland, Shafto & Johnson sold a house on Lafayette av for \$8,400; also sold seven lots on the Passaic & Clifton Realty Co.'s property and two lots on Mineral Spring av. They say the outlook for this spring is good, as they have more inquiries for Jersey property, thus early, than is generally the case during the entire spring.

SUMMIT, N. J.—P. S. Brower, of the office of Steven B. Ayres, and I. J. Auerbach sold Mrs. C. R. S. Schultz's country estate near Summit, N. J., Ralph B. Peck, of the firm of Greenhut Co. The purchase price was about \$50,000. The estate consists of a magnificent stone residence and twenty acres of choice land, located in the heart of the exclusive Murray Hill section. This is one of the show places of the Hill and the purchaser intends to add to its attractions by making numerous improvements and changes in both the house and grounds.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 65, of which 23 were below 59th st, 24 above, and 18 in the Bronx. The sales reported for the corresponding week last year were 79, of which 22 were below 59th st, 37 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 179, as against 160 last week, and in the Bronx 130, as against 123 last week. The total amount was \$8,868,569, as against \$7,898,982 last week.

The amount involved in the auction sales this week was \$265,023, and since January 1, \$3,114,748. Last year the total for the week was \$462,114, and from January 1, \$4,661,024.

NEWS CULLED FROM THE WEEK'S DOINGS

AMERICAN REAL ESTATE COMPANY.

Assets Increase—Sale of Its Bonds Show Confidence in Its Management.

The twenty-third annual statement of the American Real Estate Company, just published shows a splendid growth during the year 1910. The company's assets have increased from \$15,536,199.47 to \$23,026,889.67, and the capital and surplus has increased from \$1,851,154.38 to \$2,011,247.80. This increase indicates that the company has just completed the most active and successful year in its history. The statement is in detail; the company's holdings being fully described and illustrated, giving the investing public a complete exhibit of its affairs. The statement reveals various interesting facts in connection with the company's business, the chief of which is the increase in its ownership of Manhattan rental properties. More than one-half of the company's real estate assets are now included in the income producing class, which makes the company one of the city's largest landlords, as well as one of the largest land owning and operating companies.

The statement also shows the purchase during 1910 of valuable tracts of unimproved properties along projected lines of transit in the Borough of the Bronx, which assures future profitable operations for the company in developing these new and valuable holdings.

The balance sheet is certified to by Messrs. Patterson, Teele and Dennis, certified public accountants, and its property valuations are certified to as being thoroughly sound and conservative by the Real Estate Board of Brokers of the City of New York.

Another most interesting feature in connection with the statement is the proof of the constantly increasing popularity of securities based on selected New York real estate as is evidenced by the increase in the sales of this company's bonds. That these securities should find a constantly increasing market in spite of the general dullness in the stock bond market, is proof of a new interest on the part of the public in this form of investment. The stability and earning power and steady increase in values of well selected New York real estate is evidently attractive to a constantly increasing number of investors, and the American Real Estate Company being the oldest and one of the largest in this field, naturally attracts a large amount of this money.

Throughout its twenty-three years the company has shown a constantly increasing success in its business, and as careful investors are turning more and more to real property in their search for seasoned security and proper interest return, the offerings of this old established company are deservedly popular, as being among the best in this class.

THE NEW YORK ZOOLOGICAL SOCIETY who have done so much in beautifying the Bronx Zoological Park inside and about, elected the following officers for 1911: Henry Fairfield Osborn, president; Samuel Thorne, first vice president; John L. Cadwalader second vice-president; Madison Grant, secretary; Percy R. Pyne, treasurer. The executive committee elected are: Mr. Osborn, Mr. Grant, Mr. Pyne, Mr. Thorne, William White Niles; Levi P. Morton, William Pierson Hamilton, John S. Barnes, and Frank K. Sturgis. The auditing committee is: Hugh D. Auchincloss, chairman; C. Ledyard Blair and Mr. Niles.

North Side Board Election.

THE NORTH SIDE Board of Trade of the Bronx at their annual meeting elected the following officers for 1911: President, J. Harris Jones; vice-presidents, Ernst Hall, Joseph A. Goulden, Adolph G. Hupfel, John J. Amory, John Clafin, Henry Lewis Morris, William R. Beal, Alphonse Weiner, Chas. A. Berrian and Louis F. Haffen; board of directors whose term expires January, 1914: Edward B. Boynton, Thos. J. Quinn, J. Clarence Davies, John D. Hart, Herbert A. Knox, Chas. E. Reid, Michael Sullivan, Richard W. Lawrence and Louis F. Haffen; membership committee: Alphonse Weiner, chairman; Geo. W. Fennell, Chas. Kiesling, Harry Kolbe, R. W. Lawrence.

NOT EASY TO CLOSE DEALS IN 1911.

Harris B. Fisher Thinks That It's Going to Take a Shrewd Broker to Do Business.

The broker who hopes to consummate a deal in the next seven or eight months will have to be mighty ingenious. At least that is the view taken by Harris B. Fisher, of Parish, Fisher & Co. When he talked to a Record and Guide man the other day, it was quite evident that he did not regard the outlook as being very encouraging.

The fact is, according to Mr. Fisher, that there will be much active trading this year, and perhaps a generous number of private sales, but he does not look to the closing of many big deals. He says that money is tight, and there is no inclination on the part of the people to invest in real estate.

"The situation boiled down is simply this," said Mr. Fisher, "real estate is a luxury, and people just now have no money for luxuries. There is going to be a lot of hustling on the part of the real estate brokers, parties will be brought together, but it will take a very shrewd broker to close the deal.

"There is very little money laying around for real estate. The public is looking for bargains, and unless you can convince a man that he is getting a bargain he simply will not buy. Taken in all, there is not going to be any radical change in the realty situation during the following months of this year. I look to 1912 as being a good year for real estate. It is to be hoped, however, that conditions will change sooner, but my observations lead me to the conclusions that I have already stated."

PIERRE VAN ARSDALE, who has been for a number of years connected with F. R. Wood & Co. is now associated with the 5th av office of John N. Golding.

E. D. MacMANNUS, loan brokers, of 90 Nassau st, has placed a loan for the Ritter Realty Co. on the 7-sty apartment house known as the "Palais Royal," northwest corner of 113th st and 7th av, for \$110,000 at 4½% for the term of five years.

THE FIRM OF GILSEY & JENNEY was dissolved by mutual consent from February 1, 1911. Mr. Peter Gilsey will remain in the real estate business at 23 East 26th st, and Mr. Jenney, on that date, will become associated with Messrs. Wm. A. White & Sons, at 62 Cedar st.

THE ROSCORN REALTY CO. (Henry Corn) paid \$618,000 for the plot 84x197.6, located on the south side of 26th st, beginning 120 ft. west of Madison av and extending through the block to 27th st; the Metropolitan Life Insurance Co. made a building loan of \$1,300,000.

A SUGGESTION.

East River Water Front If Used Might Relieve North River Congestion.

Samuel Strasbourger in the following letter to Calvin Tomkins, the Commissioner of Docks and Ferries, suggests that serious consideration be given to the use of the East River water front as a means of relieving the congestion on the North River.

Dear Sir:

I note that you are giving the matter of water-front improvements and docking facilities in this city very serious consideration, and that the purpose thereof seems to be particularly with reference to enlarging such facilities on the North River front where there is considerable crowding.

Not being familiar with the necessities in such matters, I do not feel qualified to discuss the same. I have, however, noticed that the docks and wharves along the East River front from the Battery north are practically in disuse. Could not the using of the East River front of Manhattan be encouraged in some way by the shipping interests so as to do away with the overcrowding on the North River side of the city? This would also help develop a section of the city which in recent years has become dormant. It would increase real estate values throughout the section which in addition to making the water front valuable and shipping more active would give the city an increased income by way of taxation.

It seems to me that, unless there is some practical reason why the East River front cannot be used, it would be much less expensive for the city to develop the same than the enormous plans which I understand you have prepared and have under consideration for the development of the North River front extending up along Riverside Drive.

Respectfully yours.

SAMUEL STRASBOURGER.

DANIEL P. RITCHEY and E. H. Antes negotiated a sale of a large block of the stock of the York Hotel Co. at 7th av and 36th st for H. G. Williams to W. G. Wilbraham. Mr. Wilbraham assumes the active management.

THE TITLE GUARANTEE AND TRUST COMPANY reports that its sales of mortgages in the Boroughs of Manhattan and the Bronx for the month of January, 1911, exceed those of January, 1910, by more than half a million dollars. The demand for good mortgage investments continues strong, but as yet there is no perceptible tendency toward a lowering of the interest rate.

E. S. WILLARD & CO. have been appointed agents by the Adams Land and Building Co. for the following properties owned by them: 33-37 South William st, running through to Stone st; 594-596 Broadway, running through to Crosby st; 491-493 Broadway, and 334 West 124th st, 5-sty apartment house.

THE CITY ISLAND BOARD OF TRADE will hold their annual dinner on Tuesday, February 21, 1911, at Twaites Hotel, on City Island. Nothing has been left undone to make this affair a grand success. Tickets can be purchased at three dollars each.

HARRY PALMER, chief clerk in the office of the chief engineer of the Borough of the Bronx, who has been ill with typhoid fever, is now able to get about. He is expected back at his desk in February.

REAL ESTATE OWNER'S AFFAIR A SUCCESS.

Large and Enthusiastic Crowd at Ball on Monday Evening—Silver Service for Thomas Krekeler.

The annual entertainment and ball of the United Real Estate Owners' Association, which was held at the Lexington Opera House, 58th st and Lexington av, on Monday evening, proved a splendid success. Those in charge of the arrangements announced that the success of the affair had exceeded their most extravagant hopes.

A feature of the evening which also came as a most pleasant surprise was the presentation of a silver service to Mr. Thomas Krekeler, president of the association. The presentation address was made by Dr. Abraham Korn, president of the Harlem Property Owners' Association. Dr. Korn lauded Mr. Krekeler, and declared he was a most valuable asset of the association. In response, Mr. Krekeler declared he was fully cognizant of the distinguished honor which had been conferred upon him.

The festivities were opened with a vaudeville programme, and those who participated were met with a generous welcome on the part of the audience. It was while the entertainment was in progress that a halt was temporarily called, and the presentation made to Mr. Krekeler.

Among those present were: Tenement House Commissioner Murphy, Building Superintendent Miller and Assistant Corporation Counsel O'Brien. Those who occupied boxes were Charles and Louis Schrag, Harlem Property Owners' Association; Philip G. Dux, 12th and 22d Ward Real Estate Owners' Association, Taxpayers' Association of 10th, 11th and 17th Wards, House and Real Estate Owners' Association, 12th and 19th Wards; John Rosenzweig, Thomas Krekeler, Joseph Moscovitz, Dr. Henry W. Berg, Greater New York Taxpayers' Association, 18th and 21st Wards; Adolph and Henry Bloch, John Volz, J. Fred Boss and Fred Eberhart, Charles H. Schnelle and Arthur G. Muhler, Michael J. Horan, August C. Hermani and August Brown, George H. Beck, Charles Sayer, Charles W. Eidt and Dr. George Wenner and Joseph Wenner.

A handsome souvenir was issued in the shape of a book which contained the complete roster of the association, also a number of interesting articles. The latter included an article on the Tenement House Law by Assistant Corporation Counsel O'Brien, on the City Budget for 1911 by Michael J. Horan, on Legislative Work by Charles H. Schenelle, on Taxpayers' Organizations by Henry J. Bloch.

The members of the reception committee were: Thomas Krekeler, chairman; assistants, Geo. H. Beck, Charles J. F. Bohlen, Dr. Abraham Korn, Samuel Rubenstein, Joseph S. Schwab, Dr. George Wenner; Jacob Appell, Adolph Bloch, Ira J. Ettinger, Edward Engel, Charles Hvass, J. Fred Boss, M. H. C. Foster, Charles Lutz, Dr. Ph. G. Becker, M. J. Horan, Harry C. Hart, Louis Moeschel, Dr. Bernard Gordan, Dr. Henry W. Berg, Charles Sayer, B. H. Strauss, Louis Schrag, Rudolph Troest, Theodore C. Uthink, Julius Neke, George H. Heddesheimer, Chas. F. Leining, Henry G. Wynn, Jno. Becker, Frank Eberhart, Herman Kaplan, Joseph L. O'Brien, W. H. A. Rubino, Sigmund Schnee, Nathan Tuckman, Charles H. Schnelle, John Volz, John Rosenzweig, Dr. Henry C. Wenzel, Fred Benzer, Michael Carew, Joseph Ceyka, Meyer Goldberg.

JAMES NOLAN who was engaged in the real estate and insurance business at 446 Tremont av, retired from the business on February 1, 1911.

A. V. AMY & CO. have been appointed agents for the Kensington and Bellrose apartment houses at 226 and 230 West 113th st.

JOSEPH P. DAY as referee has filed his report in the 1905 assessment of the Tax Commissioners against the Schermerhorn Building, fronting on Broadway, Wall and Pine sts. The property is owned by William Waldorf Astor and the Court has ordered the assessment reduced from \$2,100,000 to \$1,907,500 and also ordered that if the taxes for that year have been paid, that the difference be rebated.

MR. GEORGE PEABODY has formed the company of Peabody & Co., at 42 Broadway, to handle the securities of real estate corporations. Mr. Peabody has for a number of years been prominent in affairs of Wall Street, and brings to this business the experience acquired through a thorough knowledge of real estate, and of conditions prevailing in the investment market at large. A company for the handling of real estate securities is a new departure in real estate, but as the prominence of corporations in the real estate field is constantly increasing, it promises to have a very widespread activity.

THE BRONX BAR ASSOCIATION is planning an active campaign for the creation of the Bronx into a separate county. Henry K. Davis, chairman of the County Committee, has sent a letter to every taxpayers' association in the Bronx inviting them to name a committee of three members, the committee so appointed to meet the Bronx members of the Legislature for the purpose of considering ways and means of advancing the creation of the borough into a separate county.

THOS. J. TOTTEN has been appointed agent for the Bailey apartment house at 231st st and Bailey av, Kingsbridge.

Liverpool and London and Globe Insurance Co. Report for 1910.

The Liverpool and London and Globe Insurance Co., Ltd., a stock company, has issued the sixty-third annual statement of its United States branch for the calendar year 1910. It shows total assets of \$13,745,408.53, which includes real estate amounting to \$1,516,406.12; United States Government 4 per cent. bonds, \$235,400; State and city bonds and railroad stocks and bonds, \$5,210,120; bond and mortgage, \$3,575,392.19; bank balances and all other assets, \$3,208,010.22. The company reports unearned premiums and all other liabilities, \$8,589,433.96, leaving a surplus of \$5,155,974.57. The New York directors are Charles H. Marshall, chairman; Walter C. Hubbard, John A. Stewart, Edmund D. Randolph and Thatcher M. Brown. Henry W. Eaton is manager, George W. Hoyt, deputy manager, and J. B. Kremer, Jr., and T. A. Weed, agency superintendents.

THE VYSE ESTATE PROPERTY OWNERS' ASSOCIATION of the Bronx held their annual meeting on January 21, and elected the following officers: Chas. Kiesling, president; James J. Haggerty, vice-president; William C. Stevens, treasurer; E. L. Franz, recording and corresponding secretary; W. G. Hennessen, financial secretary; C. O'Keefe, lieutenant. The Association meets every third Saturday of the month at Fauser's Hall, Home st and Southern Boulevard.

MR. F. T. SEAMAN is no longer connected with the mortgage department of Augustus H. Ivins & Co. as manager, he has opened an office at 55 Liberty st.

THE NORTHWESTERN PROPERTY OWNERS' ASSOCIATION of Kingsbridge at their last regular meeting gave a vote of thanks to the firm of McDonald & Barry, contractors, of 1910 Webster av, for the splendid and rapid work they have done in regulating and grading of streets in that section of the Bronx.

POINTS OF LAW.

Legal Opinions on Matters Relating to Real Estate.

MAY A BROKER DRAW A LEASE?
Editor Record and Guide:

Is a real estate man, according to the new law, allowed to draw leases? He has full charge of the property, for a certain percentage and does not receive any extra compensation for drawing leases. See Sections 271 and 272, chapter 88, laws of 1909.

Answer—We do not think the sections of the statute above referred to are prohibitive of the kind of law practice performed by our correspondent. The advance of trades unionism throughout the land may in time attempt to preclude the tender ministrations of woman kind in sickness unless accompanied by a trained nurse's diploma, but the courts are not in entire sympathy with this phase of progressive civilization.—Ed.

Estates at Auction.

Joseph P. Day's next special sales day, to be held Thursday, February 23, at the Vesey Street Salesroom, will include the properties of three estates, all to be absolutely sold to the highest bidder. Among the properties are three dwellings on Plympton av, Bronx; a house at 25 West 57th st; one at 69 East 55th st; two tenements, one at 940 1st av and one at 1071 1st av; there are also to be offered for private parties 53 East 73d st, 68 East 80th st, 210-212 West End av, and 106 West 53d st. At the last special sale conducted on January 24, purchasers were found for ten parcels.

JAMES L. WENTZ, 280 Broadway, has made a building loan of \$45,000 to the O'Connor Construction Co. on a plot on the northeast corner of Intervale av and 167th st, 81x90. The company is erecting a 5-sty apartment on this plot.

AS A FORERUNNER of the approaching move of the American Bank Note Co. to its new factory in the Bronx, a large sign has appeared upon their old plant on Trinity pl, facing Trinity Church. The property has been put in the hands of Wm. A. White & Sons, as sole agents, and the ultimate future of this prominent plot will probably be improvement with a high-class office building, following the lines of the United States Express Co.'s Building, which has been such a great success.

WILLIAM J. ROBBINS & CO. have removed their office from 2006 Madison av to 2037 Madison av, adjoining southeast cor 129th st.

RAPID HEADWAY is now being made with the cutting through of 180th st, from Morris Park to Walker av.

STREET CLEANING COMMISSIONER EDWARDS will make an address in the way of a lecture—"On the Work of City Departments"—to-night, Feb. 4, at Public School No. 37, Willis av and 145th st, at 8 p. m. A course of lectures have been arranged by the Board of Education on the work of city departments.

THE WIDENING of Mt. Vernon (Kimball) av, from 233d to 242d st, the latter of which is the northern boundary line of Van Cortland Park, will make it necessary for the city of Yonkers to widen the short piece of Kimball av, from 242d st to McLean av, a distance of about 2½ blocks.

PROPERTY OWNERS along Dyre av, who recently asked for water supply through their street and whose petition was answered promptly by the Dept. of Water Supply, are now clamoring for gas mains which they claim can be laid in the same trench with the water piping. The street at present is illuminated by electric light, but the householders want gas also.

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, Feb. 6.

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

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

PUBLIC PLACE, from Mosholu av to Broadway; 2 p. m.

UNNAMED ST, from Amsterdam av to Audubon av; 3 p. m.

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

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

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

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

BUENA VISTA AV, from Haven av to West 176th st; 4 p. m.

Tuesday, Feb. 7.

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

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

TAYLOR ST (assessment), from East River to Westchester av; 12 m.

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

Wednesday, Feb. 8.

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

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

THROGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive; 11 a. m.

Thursday, Feb. 9.

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

EAST 174TH ST (assessment), from West Farms road to Bronx River road; 1 p. m.

Friday, Feb. 10.

EAST 161ST ST (assessment), from Brook av to 3d av; 3 p. m.

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

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

Monday, Feb. 6.

PIERS 32 and 33; 10 a. m.

15TH TO 18TH STS; 2.30 p. m.

Tuesday, Feb. 7.

LOOP 1; 2 p. m.

BROOKLYN BRIDGE ARCHES; 2.30 p. m.

LOOP 6; 3.30 p. m.

Wednesday, Feb. 8.

15TH TO 18TH STS; 2.30 p. m.

Thursday, Feb. 9.

LOOP 1; 2 p. m.

Friday, Feb. 10.

15TH TO 18TH STS; 2.30 p. m.

BY PUBLIC SERVICE COMMISSION. TRIBUNE BUILDING.

Monday, Feb. 6.

INTERBOROUGH RAPID TRANSIT CO.—Block signal system. subway local tracks.—Chairman Willcox; 2 p. m.

SOUTH SHORE TRACTION CO. & RAILWAY TRACTION CONSTRUCTION

CO.—Investigation into general conditions.—Commissioner Maltbie; 2.30 p. m.

Thursday, Feb. 9.

DEGNON CONTRACTING CO.—Arbitration, city's appeal; 2 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.

Board of Estimate Calendar for Feb. 9.

The Board of Estimate will at its meeting to be held February 9 consider the following proposed changes in the street system:

ESTABLISHING GRADES in area bounded by Brady av, Bronx Park East, Boston road, Bronxwood av, Arnow av, Colden av, Adeo av, Hone av, Arnow av, Laconia av, Allerton av and the New York, Westchester and Boston Railway, are to be as shown upon a map or plan bearing the signature of the President of the Borough, and dated August 4, 1910.

McCLELLAN ST.—Opening, between Morris av and East 167th st, which proposed change is more particularly shown upon a map or plan bearing the signature of the President of the Borough, and dated August 2, 1910.

173D ST.—Change of grade between the Grand Boulevard and Concourse and Eden av, which proposed change is more particularly shown upon a map or plan bearing the signature of the President of the Borough, and dated July 26, 1910.

CHANGING GRADES of the street system bounded by East 188th st, 3d av, East 189th st, Webster av, Pelham av and Washington av, which proposed change is more particularly shown upon a map or plan bearing the signature of the President of the Borough, and dated October 10, 1910.

Amendments to the following street opening proceedings will be considered:

BARNES AV, from Williamsbridge road to Tilden st.

BRONXWOOD AV, from Burke av to Gun Hill road.

WALLACE AV, from Williamsbridge road to Gun Hill road, Borough of the Bronx.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

ROSEWOOD ST.—Opening, from Bronx Boulevard to White Plains road, and from White Plains road to Cruger av. Area of assessment: Beginning at a point on the prolongation of a line midway between Rosewood st and Burke av, as laid out between Bronx Boulevard and White Plains road, distant 100 feet westerly from the westerly line of Bronx Boulevard, and running thence northwardly and parallel with Bronx Boulevard to the intersection with a line midway between Rosewood st and Magenta st; thence eastwardly along the said line midway between Rosewood st and Magenta st to a point distant 100 feet westerly from the westerly line of White

Plains road; thence northwardly and parallel with White Plains road to the intersection with the prolongation of a line distant 100 feet northerly from and parallel with the northerly line of Bartholdi st, the said distance being measured at right angles to the line of Bartholdi st; thence eastwardly along the said line parallel with Bartholdi st and the prolongation thereof to a point distant 100 feet easterly from the easterly line of Cruger av; thence southwardly and parallel with Cruger av and the prolongation thereof to the southerly line of North Oak drive; thence southwardly in a straight line to a point on the northerly line of South Oak drive, where it is intersected by the prolongation of a line distant 100 feet easterly from and parallel with the easterly line of Cruger av, as laid out south of South Oak drive; thence southwardly along the said line parallel with Cruger av to the intersection with a line which is the bisector of the angle formed by the intersection of the northerly line of Burke av and the prolongation of the southerly line of South Oak drive, as laid out immediately east of Cruger av; thence westwardly along the said bisecting line to the intersection with the prolongation of a line midway between Rosewood st and Burke av, as laid out between Bronx Boulevard and White Plains road; thence westwardly along the said line midway between Rosewood st and Burke av and the prolongations thereof, to the point or place of beginning.

CLASONS POINT ROAD.—Opening, from Westchester av to East River. Area of assessment: Beginning at the point of intersection of a line midway between Tremont av and Westchester av with the northerly prolongation of a line parallel to and distant 1,500 feet easterly from the easterly side of Clasons Point road; running thence southerly along said prolongation and parallel line to the East River; thence along the East River to its intersection with a line parallel to and distant 1,500 feet westerly from the westerly side of Clasons Point road; thence northerly along said parallel line and its northerly prolongation to its intersection with the Bronx River; thence along the Bronx River to its intersection with a line midway between Tremont av and Westchester av; thence easterly along the last mentioned line to the point of beginning.

176TH ST.—Opening, between St. Nicholas av and Broadway. Area of assessment: Beginning at a point on the easterly line of Broadway midway between West 176th st and West 177th st, and running thence eastwardly along a line midway between West 176th st and West 177th st to a point distant 100 feet easterly from the easterly line of St. Nicholas av; thence southwardly and parallel with St. Nicholas av to the intersection with a line midway between West 176th st and West 175th st; thence westwardly along the said line midway between West 176th st and West 175th st and the prolongation of the said line to the intersection with the westerly line of Broadway; thence westwardly at right angles to Broadway a distance of 100 feet; thence northwardly and parallel with Broadway to the intersection with a line at right angles to

Broadway and passing through the point of beginning; thence eastwardly along the said line at right angles to Broadway to the point or place of beginning. The Commissioners in the above proceedings have completed their estimate of damage and benefit and deposited the same with the Bureau of Street Openings for inspection. Objections must be filed on or before February 11 for Clasons Point road; February 17 for 176th st; February 23d for Rosewood st; hearings will begin February 15, February 20 and February 27, respectively. Reports will be presented to the Supreme Court for confirmation April 6 for 176th st and April 13 for the others.

FINAL REPORT.

FOX ST.—Opening, from Leggett av to Longwood av.

UNNAMED ST.—Opening, located 1,500 feet north of 181st st, extending from Fort Washington av to Northern av. The final report of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation February 7.

BILLS OF COSTS.

182D ST.—Opening, from Tiebout av to Folin st.

TIEBOUT AV.—Widening, from Ford st to 181st st.

Bill of costs will be presented to the Supreme Court for taxation February 16.

ASSESSMENTS.

DUE AND PAYABLE.

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

207TH ST.—Paving, curbing and recurb-ing, between the bridge entrance and the bulkhead line of the Harlem River. Area of assessment: Both sides of 207th st from 9th av to the Harlem River and to the extent of half the block. March 25.

59TH ST.—Restoring asphalt pavement on the southwest corner of 5th av. Area of assessment: Property known as lot 25 in block 1274. March 27.

83D ST.—Restoring asphalt pavement in front of premises 150 to 156. Area of assessment: Property known as lot 54 in block 1213. March 27.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before February 28, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

178TH ST.—Paving and curbing, from Broadway to Pinehurst av.

151ST ST.—Sewer, Riverside Drive and Broadway.

171ST ST.—Receiving basin at the northwest corner of 171st st and Ft. Washington av. Affecting block No. 2139.

TOMPKINS ST.—Sewer, between Rivington and Houston sts. Affecting block Nos. 324 and 325.

158TH ST.—Paving and curbing between St. Nicholas av and Edgecombe av.

174TH ST.—Paving and curbing, between Amsterdam and Audubon avs.

JENNINGS ST.—Paving, from Stebbins av to West Farms road.

LONGWOOD AV.—Paving and curbing, from the Southern Boulevard to Tiffany st; and Tiffany st, from Longwood av to the East River.

ST. ANN'S AV.—Repairing the westerly sidewalk of St. Ann's av in front of premises of 597 and 599, beginning about 100 feet south of Westchester av and extending 50 feet southerly; also doing all work incident thereto.

BOARD OF ESTIMATE NOTES.

At a meeting of the Board of Estimate on Thursday, it was announced that the execution of the contract in connection with the franchise granted to the Bronx Traction Company to construct, maintain and operate a street railway from the intersection of Morris Park av and White Plains road to and connecting with the existing tracks of the company at the intersection of Olin av or Gun Hill av with White Plains road was in full force and effect.

The application of the New York Central and Hudson River Railroad for the consent of the Board to lay three additional spurs at 33d st and 11th av, was received. Inasmuch as there is much litigation now between the city and the railroad in connection with the tracks on 11th av, Mr. Mitchell suggested that the application be rejected. He said that the city was tied up in enough litigation with the road, and that it was a time to call a halt to any more privileges. Borough President McAneny said that these grants would be made on condition that they would be revoked in thirty days if the city believed there was any interference with any existing litigation. The matter was laid over for a week.

LATE REAL ESTATE SALES.

WASHINGTON ST.—The property owned by Mrs. C. M. Hyde and known as 76 to 80 Washington st, has been sold. It extends through the block to West st, where it takes in 46, 47, 48, 49 and 50, covered by an old 8-sty structure. It probably will be demolished by the new owners and improved with a modern office structure in keeping with recent developments of the section. The purchasers also have obtained from the estate of Benjamin T. Babbitt the adjoining property, 82 Washington st, comprising a 5-sty building, on a lot 25x90, which, combined with the other plots, makes a parcel with an area of 20,023 square feet. All the parcels were sold by Taylor Brothers and Paul D. Saxe to B. Crystal & Son, for whom they have also sold to Mrs. Hyde a group of recently completed elevator apartment houses on Riverside Drive and Claremont av, just west of the grounds of Columbia University. The properties are the Mira Mar, a 9-sty fireproof building, occupying a plot 78x100, just north of 116th st, and Eton Hall and Rugby Hall, 11-sty apartment houses, recently completed on a plot 114x100, at 29 to 35 Claremont av, facing the Milbank quadrangle of Barnard College, Columbia University.

45TH ST.—Philip Rhinelander sold his holdings at 124 to 128 West 45th st. The property consists of 3, 4 and 5-sty buildings, on plot 61.8x100.5, located about midway between Broadway and 6th av. The buyer, whose identity could not be learned, plans to erect a new structure on the property. The site abuts the Gerard Hotel, and is located 55 feet east of the Hudson Theatre. Diagonally opposite the Rhinelander property is the new 12-sty office structure known as the 48th St. Exchange, which adjoins on the east the

New Lyceum Theatre. The Rhinelander family acquired the property in April, 1894, from three different interests for a stated consideration of \$88,000. They have been holding the property at \$170,000 and the selling price is said to be close to that figure.

BROADWAY.—The Euclid Hall apartments, a 7-sty structure covering the block front on the westerly side of Broadway, between 85th and 86th sts, has been sold by Hyman and Henry Sonn and others, composing the Euclid Hall Co., which acquired the realty in December, 1906, by purchase from Isaac H. Clothier, of Philadelphia. The property was held at \$1,100,000, and covers a plot fronting 204.10 feet on Broadway, 119.6 feet on 86th st, 105 feet on 85th st, and is directly opposite Bretton Hall, which occupies the Broadway block opposite.

165TH ST.—George J. Palmer sold for Mrs. Louisa Frick the 4-sty flat 667 East 165th st, on lot 24.3x100, to Frank J. Dreher.

175TH ST.—The Wiedhopf Construction Co. sold 713 East 175th st, a 4-sty new law house, on plot 30x90, between Crotona and Clinton avs.

CRESTON AV.—William Kaufman bought from Mervyn Wolff the plot, 40x70, on the east side of Creston av, 198 feet south of 196th st, and will erect thereon an apartment house from plans by J. J. Vreeland.

SIMPSON ST.—Arnold, Byrne & Baumann resold through B. Morris for Louis Bernstein to an investor 1000, 1004, 1008, 1012, 1016 and 1020 Simpson st, six 5-sty triple flats, on plot 240x100. This completes the resale by Arnold, Byrne & Baumann of the eight houses bought recently by Mr. Bernstein through the same brokers about two months ago.

ROE & GOULD leased for Mary Knox Robinson for a term of years the house 44 West 10th st; for the Arena Construction Co. space in the new Arena Building at 29 to 41 West 31st st, to Rita M. MacAuley for a term of years.

BOARD OF BROKERS' DINNER.

The Event of the Coming Week.

The fifteenth annual dinner of the Real Estate Board of Brokers of New York City, which will be held at the Waldorf-Astoria next Wednesday evening, February 8, will call together the largest assemblage at any dinner that has ever been given by the Real Estate Board of Brokers, probably owing to the fact that they will be addressed by Governor John A. Dix and Comptroller William A. Prendergast, as all brokers are real anxious to hear something encouraging with regard to the improvement of present conditions in real estate.

The Governor will be tendered a reception from 7 to 7.30.

The other speakers of the evening will be Frederick W. Whitridge, receiver of the Third Avenue Railroad Company, and E. T. Townsend, author of the "Jimmy Fadden" stories.

Joseph P. Day, Chairman of the Dinner Committee, reports that every evidence of a very successful event is manifested in the constant demand for seats.

Y. M. C. A. Lecture.

ROBERT E. DOWLING, president of the City Investing Company, will deliver a lecture on "The Outlook for Real Estate for 1911" before the Real Estate Class of the West Side Young Men's Christian Association, 318 West 57th st, Tuesday evening, Feb. 7. The meeting will be held in the auditorium of the Association, and is free to all those interested in real estate.

New Real Estate Corporations.

- Abrast Realty Company, 422 Fulton st, Brooklyn, N. Y., inc. Jan. 20, 1911; capital, \$100,000; directors, James G. Purdy, 761 E. 32d st, Brooklyn; Joseph Neustadt, 547 Berger st, Brooklyn; Frank R. Greene, 145 W. 84th st, N. Y.
- H. J. Bauer & Co.; inc. Jan. 23, 1911; capital, \$10,000; directors, Harry J. Bauer, 2805 3d av, N. Y.; Reinhold M. F. Buge, Olive H. Allerton.
- Benensen Realty Co., 407 E. 153d st, N. Y.; inc. Jan. 21, 1911; capital, \$5,000; directors, Benj. Benensen, Isadore Benensen and Robert C. Benensen, 407 E. 153d st, Bronx.
- The Block Construction Co., 258 B'way, N. Y.; inc. Jan. 21, 1911; capital, \$7,500; directors, Louis Block, 258 B'way, N. Y.; Leonard G. Kirk, 3210 B'way, N. Y.; James A. Turley, 258 B'way, N. Y.
- B. & B. Real Estate Sales & Exchange Co., 32 Union sq, N. Y.; inc. Jan. 19, 1911; capital, \$5,000; directors, Alfred W. Beckley, 32 Union sq, N. Y.; Theophile J. Burnier, 762 Jackson av, Bronx; Emma L. Savage, 165 W. 136th st, N. Y.
- Cedar Contracting Co., 125th st and East River, N. Y.; inc. Jan. 23, 1911; capital, \$10,000; directors, Pietro Indelli, 337 Pleasant av, N. Y.; Anthony Paladino, 447 E. 118th st, N. Y.; Wm. Henderson, Jr., 2970 Eastern Blvd., N. Y.
- Clarence Realty & Construction Co., 206 B'way, N. Y.; inc. Jan. 23, 1911; capital, \$1,000; directors, Carrie Bendheim, 414 W. 145th st, N. Y.; Henry M. Bendheim, 414 W. 145th st, N. Y.; Albert Rosenbaum, 4260 B'way, N. Y.
- Connecticut Farms Realty Co.; inc. Jan. 20, 1911; capital, \$50,000; directors, Amrum B. Burr, 153 W. 106th st, N. Y.; Anthony A. Guarino, 302 B'way, N. Y.; Anthony J. Marsicano, 1029 41st st, Bklyn.
- Wm. H. Cromwell Realty Co., 214 West 125th st, N. Y.; inc. Jan. 20, 1911; capital, \$5,000; directors, Wm. H. Cromwell, 995 Southern Blvd., N. Y.; Milton S. Cromwell, 1241 Stebbins av, N. Y.; Harry C. Cromwell, 3800 B'way, N. Y.
- The Drive Realty Co.; inc. Jan. 30, 1911; capital, \$500; directors, Abraham L. Smith, 1402 B'way, N. Y.; Lewis C. Smith, 50 Church st, N. Y.; C. W. Reynolds, 107 W. 36th st, N. Y.
- Elway Company, 105 William st, N. Y.; inc. Jan. 20, 1911; capital, \$1,000; directors, Jay B. Salinger, 105 William st, N. Y.; Harry H. Kutner, 128 B'way, N. Y.; Emily Nelson, 219 W. 104th st, N. Y.
- Ferncliffe Realty Co., 74 B'way, N. Y.; inc. Jan. 23, 1911; capital, \$1,000; directors, Edward A. Weiss, 106 W. 113th st, N. Y.; Julia R. Roth, 103 E. 105th st, N. Y.; Reuben Greenbaum, 342 E. 50th st, N. Y.
- Glen Brook Company, 76 William st, N. Y.; inc. Jan. 24, 1911; capital, \$10,000; directors, Geo. S. Fulton, 155 Lockwood av, New Rochelle, N. Y.; Walter A. Stevens, Garden City, L. I.; Goldie Stockman, 25 Av C, N. Y.
- M. M. Green Co., 132 Nassau st, N. Y.; inc. Jan. 20, 1911; capital, \$10,000; directors, M. Meredith Green, 63 South st, N. Y.; Chas. J. Adams, Isaac B. Ripin, 132 Nassau st, N. Y.
- Grimm Construction Co., 100 William st, N. Y.; inc. Jan. 17, 1911; capital, \$5,000; directors, Wm. G. Grimm, 419 Grant av, Richmond Hill, L. I.; Martha Grimm, 170 Magenta st, Brooklyn, N. Y.; August F. Grimm, 600 West 141st st, N. Y.
- Hamilton Terrace Co.; inc. Jan. 24, 1911; capital, \$5,000; directors, Max Alexander, 24 Mt. Hope pl, Bronx; Martha L. Berliner, 893 Morris av, Bronx; Anna L. Freyman, 70 W. 113th st, N. Y.
- Hanover Building Co., 52 Thatford st, Brooklyn, N. Y.; inc. Jan. 18, 1911; capital, \$15,000; directors, Harry Falk, 1673 42d st, Brooklyn, N. Y.; Joseph Falk, 52 Thatford av, Brooklyn; Benj. North
- Ibrow Realty Co.; inc. Jan. 11, 1911; capital, \$10,000; directors, Isaac Brown, 1356 Teller av, N. Y.; Sarah Brown and Geo. J. Brown.
- Interstate Mortgage-Bond Co.; inc., Jan. 19, 1911; capital, \$50,000; directors, Robt. E. Hull, 607 W. 136th st, N. Y.; Chas. D. Berta, 607 W. 136th st, N. Y.; Russell B. Smith, 140 W. 42d st, N. Y.
- Jamesburg Realty Co., 32 Liberty st, N. Y.; inc. Jan. 26, 1911; capital, \$15,000; directors, Joseph W. Goodwin, 32 Liberty st, N. Y.; Aaron H. Strauss, 20 Vesey st, N. Y.; Godfrey Goldmark, 32 Liberty st, N. Y.
- Kingdon Realty Co.; inc. Jan. 14, 1911; capital, \$112,500; directors, David H. Taylor, 229 West 70th st, N. Y.; Edward R. Otheman, 41 East 53d st, N. Y.; Otto A. Hack, 501 West 143d st, N. Y.
- Lammermoor Realty Co., 594 B'way, N. Y.; inc. Jan. 24, 1911; capital, \$1,000; directors, Jacob Block, 54 E. 122d st, N. Y.; Israel Bloch, Hannah Bloch.
- Lankershire Realty Co.; inc. Jan. 20, 1911; capital, \$400,000; directors, Frederic A. Jackson, Millington, N. J.; Jay B. Salinger, 109 W. 84th st, N. Y.; Candler Cobb, 59 Wall st, N. Y.
- Lawrence Holding Co., 302 Broadway, N. Y.; inc. Jan. 4, 1911; capital, \$500,000; directors, Wm. Jasie, 834 Kelly st, Bronx; Harry M. Markson, 9 East 97th st, N. Y.; Joseph I. Stahl, 1102 Washington av, Bronx.
- Lederer Construction Co., 1327 S. Blvd., N. Y.; inc. Jan. 20, 1911; capital, \$5,000; directors, Norman Lederer, 3800 B'way, N. Y.; Jacob Lederer, 215 W. 137th st, N. Y.; Carrie Lederer, 3800 B'way, N. Y.
- Henry L. Lewen Co, c/o C. E. Greenough, 30 Broad st, N. Y.; inc. Jan. 20, 1911; capital, \$3,000; directors, Henry L. Lewen, 118 E. 28th st, N. Y.; Chas. E. Greenough, 24 E. 11th st, N. Y.; Wm. G. Kennedy, 353 W. 57th st, N. Y.
- Lien Investing Co.; inc. Jan. 17, 1911; capital, \$5,000; directors, Stacy W. Kapp, 215 Audubon av, N. Y.; L. Marian Kapp, 215 Audubon av, N. Y.; Geo. R. Marcy, 96 Fulton st, N. Y.
- The Loch Holding Co., 1548 Pitkin av, Bklyn, N. Y.; inc. Jan. 21, 1911; capital, \$1,000; directors, Barnet Livingston, 532 Hopkinson av, Bklyn; Jacob W. Livingston, Joseph Rosenkrantz, 1916 Douglas st, Bklyn.
- Lyon Realty Co., 22 Vesey st, N. Y.; inc. Jan. 11, 1911; capital, \$5,000; directors, James A. Lynch, 333 West 78th st, N. Y.; John O'Connor, 320 Central Park West, N. Y.; Michael J. O'Connor, 326 West 71st st, N. Y.
- Manchester Construction Co., 302 Broadway, N. Y.; inc. Jan. 4, 1911; capital, \$10,000; directors, Wm. Jasie, 834 Kelly st, Bronx; Harry M. Markson, 9 East 97th st, N. Y.; Joseph I. Stahl, 1102 Washington av, Bronx; Henry London, 170 West 121st st, N. Y.
- McDermott & Hanigan, 31 West 42d st, N. Y.; inc. Jan. 19, 1911; capital, \$5,000; directors, James L. McDermott, 791 Prospect av, Bronx; John P. Hanigan, 851 E. 167th st, Bronx; Harold E. Ditmars, 227 Garfield pl, Brooklyn.
- Middlesex-Downs Realty Co., 32 Liberty st, N. Y.; inc. Jan. 23, 1911; capital, \$10,000; directors, Joseph W. Goodwin, 32 Liberty st, N. Y.; Aaron H. Strauss, 20 Vesey st, N. Y.; Henry G. Kosch, 32 Liberty st, N. Y.
- Mile Square Road Realty Co.; inc. Jan. 11, 1911; capital, \$5,000; directors, Jacob C. Vreeland, 1 Madison av, N. Y.; Laban W. Dennis, 1123 Broadway, N. Y.; G. Gilbert Brown.
- Edward Muller Building Co., care L. & C., 55 Nassau st, N. Y.; inc. Jan. 9, 1911; capital, \$1,000; directors, Edward Muller, 380 East 155th st, N. Y.; Edward W. Muller, 373 Steinway av, Astoria, N. Y.; Fritz Boffo, Tribune Bldg., N. Y.
- Mohegan Heights Realty Co., 110 West 34th st, N. Y.; inc. Jan. 24, 1911; capital, \$300,000; directors, W. D. Hord, 328 W. 113th st, N. Y.; G. H. Taylor, 219 W. 48th st, N. Y.; C. S. Wood, 510 W. 135th st, N. Y.
- James Morrison (Inc.), 244 West 29th st, N. Y.; inc. Jan. 20, 1911; capital, \$5,000; directors, James Morrison, 244 W. 29th st, N. Y.; Fredk. Sellar, John Tucker.
- Narva Realty Co., 309 Broadway, N. Y.; inc. Dec. 29, 1910; capital, \$2,000; directors, Samuel Wacht, 130 West 122d st, N. Y.; Jacob Shevell, 86 West 119th st, N. Y.; Harry M. Goldberg, 509 West 110th st, N. Y.
- David Naugle Construction Co., 67 Warren st, N. Y.; inc. Jan. 5, 1911; capital, \$15,000; directors, David Naugle, 19 Bank st, N. Y.; Wm. P. Odell, 179 North 6th st, Newark, N. J.; Chas. S. Casson, Ridgewood, N. J.
- Nina Realty Co., 99 Nassau st, N. Y.; inc. Jan. 13, 1911; capital, \$1,000; directors, Isidor Hershfield, 31 West 124th st, N. Y.; Geo. H. Epstein, 92 St. Nicholas av, N. Y.; Nicholas A. Heymsfeld, 1518 Washington av, N. Y.
- Norma Realty Co., 3025 3d av, N. Y.; inc. Jan. 12, 1911; capital, \$3,000; directors, Frank W. Davis, 1220 Leland av, Bronx; Ralph W. Davis, 697 East 135th st, Bronx; Elsie M. Morrison, 1349 Theroit av, N. Y.
- Nu Company; inc. Jan. 23, 1911; capital, \$15,000; directors, Fitz Gerald Tisdall, St. Nicholas Terr. and 139th st, N. Y.; Lewis H. Spencer, 11 B'way, N. Y.; Wm. G. McGuckin, 176 105th st, N. Y.
- Parkton Realty Co., 54 Morton st, Brooklyn; inc. Jan. 7, 1911; capital, \$2,000; directors, Mortimer M. Klein, 54 Morton st, Brooklyn; Beatrice Klein, 54 Morton st, Brooklyn; Bernard Blank, 221 Varet st, Brooklyn.
- Pauline Construction Co.; capital, \$500; directors, Meyer Meskewitz, 32 West 112th st, N. Y.; Solomon Meskewitz, 85 Powell st, Brooklyn; Kathryn Fine, 429 Sackman st, Brooklyn.
- The Prudential Development Co.; inc. Jan. 17, 1911; capital, \$10,000; directors, Louis Schwartz, 600 Prospect av, Bronx; Emma Schwartz, 600 Prospect av, Bronx; Fred Knowlton, 540 East 148th st, Bronx.
- R. A. S. Realty Co., 50 West 120th st, N. Y.; inc. Jan. 9, 1911; capital, \$50,000; directors, Bernard Ratkowsky, 50 West 120th st, N. Y.; Esther Ratkowsky, 50 West 120th st, N. Y.; Kassel Simon, 40 West 119th st, N. Y.
- Rehtam Improvement Co., 51 Exchange pl, N. Y.; inc. Jan. 13, 1911; capital, \$5,000; directors, Isidor Freid, 51 Exchange pl, N. Y.; Myron L. Weil, 51 Exchange pl, N. Y.; Wm. C. Hamilton, 347 5th av, N. Y.
- Reuben Samuels, 99 Nassau st, N. Y.; inc. Dec. 29, 1910; capital, \$5,000; directors, Chas. A. Rogers, N. Y.; Samuel Blumberg, 140 Claremont av, N. Y.; Reuben Samuels, 235 West 110th st, N. Y.
- San Marino Park Co., 280 Broadway, N. Y.; inc. Jan. 7, 1911; capital, \$1,160; directors, Alessandro Caccia, 280 Broadway, N. Y.; Francesco Gizzi, 2470 Arthur av, N. Y.; Gaston Tonelli, 11 Broadway, N. Y.
- Saranac Construction Co.; inc. Jan. 23, 1911; capital, \$4,000; directors, Max Liebeskind, 526 W. 124th st, N. Y.; Henry D. Davis, 216 W. 11th st, N. Y.; Matthew M. Edelman, 52 B'way, N. Y.
- Star-American Corporation; inc. Jan. 3, 1911; capital, \$10,000; directors, Jacob Zwirn, 50 Moore st, Brooklyn; Norman Zwirn, 129 Clinton st, N. Y.; Hyman Rose, 11 Humboldt st, Brooklyn.
- Thompson Patents Co.; inc. Jan. 19, 1911; capital, \$50,000; directors, J. Beaumont Spencer, Russell C. Jones, J. M. Thompson; all of 90 West st, N. Y.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1911.		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total No. for Manhattan	258	Total No. for Manhattan	270
No. with consideration	13	No. with consideration	19
Amount involved	\$1,325,475	Amount involved	\$871,975
Number nominal	245	Number nominal	251

1911.		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total No. for the Bronx	165	Total No. for the Bronx	162
No. with consideration	7	No. with consideration	6
Amount involved	\$15,425	Amount involved	\$80,140
Number nominal	158	Number nominal	156

1911.		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total No., The Bronx, Jan. 1 to date	752	Total No., The Bronx, Jan. 1 to date	665
Total Amt., The Bronx, Jan. 1 to date	\$369,154	Total Amt., The Bronx, Jan. 1 to date	\$235,421
Total No. Manhattan and The Bronx, Jan. 1 to date	1,744	Total No. Manhattan and The Bronx, Jan. 1 to date	1,744
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$5,436,269	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$4,639,620
Total No. for Manhattan for Jan.	1911	Total No. for Manhattan for Jan.	1910
Total Amt. for Manhattan for Jan.	\$68	Total Amt. for Manhattan for Jan.	\$916
Total No. Nominal	794	Total No. Nominal	856
Total No. for The Bronx, for Jan.	679	Total No. for The Bronx, for Jan.	558
Total Amt. for The Bronx, for Jan.	\$355,179	Total Amt. for The Bronx, for Jan.	\$191,421
Total No. Nominal	631	Total No. Nominal	67

Assessed Value Manhattan.

(From assessment roll of 1910)

1911.		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total No. with consideration	13	Total No. with consideration	19
Amount involved	\$1,325,475	Amount involved	\$871,975
Assessed value	\$1,415,500	Assessed value	\$642,000
Total No. nominal	245	Total No. nominal	251
Assessed value	\$11,341,650	Assessed value	\$15,912,500
Total No. with consid., from Jan. 1 to date	82	Total No. with consid., from Jan. 1 to date	77
Amount involved	\$5,067,115	Amount involved	\$4,404,199
Assessed value	\$4,723,000	Assessed value	\$4,747,500
Total No. nominal	910	Total No. nominal	1,002
Assessed value	\$49,965,600	Assessed value	\$76,462,800

MORTGAGES.

1911.		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	179	Total number	182
Amount involved	\$7,859,651	Amount involved	\$10,792,417
No. at 6%	79	No. at 6%	83
Amount involved	\$2,008,301	Amount involved	\$3,096,180
No. at 5½%	2	No. at 5½%	10
Amount involved	\$1,306,000	Amount involved	\$55,335
No. at 5%	58	No. at 5%	29
Amount involved	\$2,395,450	Amount involved	\$258,800
No. at 4½%	8	No. at 4½%	6
Amount involved	\$1,211,000	Amount involved	\$44,000
No. at 4%	2	No. at 4%	1
Amount involved	\$1,750	Amount involved	\$5,000
No. with interest not given	32	No. with interest not given	34
Amount involved	\$938,900	Amount involved	\$151,050
No. above to Bank, Trust and Insurance Companies	36	No. above to Bank, Trust and Insurance Companies	18
Amount involved	\$3,487,500	Amount involved	\$129,500

1911.		1910.	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total No., Manhattan, Jan. 1 to date	714	Total No., Manhattan, Jan. 1 to date	915
Total Amt., Manhattan, Jan. 1 to date	\$22,645,695	Total Amt., Manhattan, Jan. 1 to date	\$50,573,386
Total No., The Bronx, Jan. 1 to date	637	Total No., The Bronx, Jan. 1 to date	662
Total Amt., The Bronx, Jan. 1 to date	\$5,480,206	Total Amt., The Bronx, Jan. 1 to date	\$5,848,258
Total No., Manhattan and The Bronx, Jan. 1 to date	1,351	Total No., Manhattan and The Bronx, Jan. 1 to date	1,577
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$28,125,901	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$56,421,644
Total No. for Manhattan for Jan.	615	Total No. for Manhattan for Jan.	759
Total Amt. for Manhattan for Jan.	\$17,409,015	Total Amt. for Manhattan for Jan.	\$41,951,285
Total No. for The Bronx, for Jan.	580	Total No. for The Bronx, for Jan.	597
Total Amt. for The Bronx, for Jan.	\$5,144,656	Total Amt. for The Bronx, for Jan.	\$5,352,623

EXTENDED MORTGAGES

1911.		1910.	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	34	Total number	20
Amount involved	\$1,271,130	Amount involved	\$253,750
No. at 6%	5	No. at 6%	2
Amount involved	\$38,000	Amount involved	\$9,000
No. at 5½%	3	No. at 5½%	4
Amount involved	\$73,000	Amount involved	\$27,500
No. at 5%	22	No. at 5%	10
Amount involved	\$973,930	Amount involved	\$178,000
No. at 4½%	1	No. at 4½%	43
Amount involved	\$160,000	Amount involved	\$2,747,000
No. at 4%	1	No. at 4%	1
Amount involved	\$75,000	Amount involved	\$75,000
No. with interest not given	3	No. with interest not given	6
Amount involved	\$26,200	Amount involved	\$66,750
No. above to Bank, Trust and Insurance Companies	4	No. above to Bank, Trust and Insurance Companies	5
Amount involved	\$219,000	Amount involved	\$183,000

1911		1910	
Jan. 1 to date		Jan. 1 to date	
Total No. Manhattan, Jan. 1 to date	260	Total No. Manhattan, Jan. 1 to date	244
Total Amt., Manhattan, Jan. 1 to date	\$11,111,818	Total Amt., Manhattan, Jan. 1 to date	\$12,357,525
Total No., The Bronx, Jan. 1 to date	63	Total No., The Bronx, Jan. 1 to date	72
Total Amt., The Bronx, Jan. 1 to date	\$879,579	Total Amt., The Bronx, Jan. 1 to date	\$889,732
Total No., Manhattan and The Bronx, Jan. 1 to date	323	Total No., Manhattan and The Bronx, Jan. 1 to date	316
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$11,991,397	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$13,247,257

Total No. for Manhattan, for Jan.

Total No. for Manhattan, for Jan.	244	Total No. for Manhattan, for Jan.	189
Total Amt. for Manhattan, for Jan.	\$10,431,318	Total Amt. for Manhattan, for Jan.	\$9,183,875
Total No. for The Bronx, for Jan.	56	Total No. for The Bronx, for Jan.	58
Total Amt. for The Bronx, for Jan.	\$809,829	Total Amt. for The Bronx, for Jan.	\$664,982

PROJECTED BUILDINGS.

1911		1910	
Jan. 28-Feb. 3, inc.		Jan. 29-Feb. 4, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	22	Manhattan	7
The Bronx	12	The Bronx	17
Grand total	34	Grand total	24
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$2,406,250	Manhattan	\$808,000
The Bronx	177,500	The Bronx	447,400
Grand total	\$2,583,750	Grand total	\$1,255,400
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$122,220	Manhattan	\$150,285
The Bronx	12,100	The Bronx	18,650
Grand total	\$134,320	Grand total	\$168,935

1911		1910	
Jan. 1 to date		Jan. 1 to date	
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	57	Manhattan, Jan. 1 to date	64
The Bronx, Jan. 1 to date	44	The Bronx, Jan. 1 to date	126
Mhntn-Bronx, Jan. 1 to date	101	Mhntn-Bronx, Jan. 1 to date	190

Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$14,106,450	Manhattan, Jan. 1 to date	\$7,959,400
The Bronx, Jan. 1 to date	641,350	The Bronx, Jan. 1 to date	2,675,950
Mhntn-Bronx, Jan. 1 to date	\$14,747,800	Mhntn-Bronx, Jan. 1 to date	\$10,635,350

Total Amt. Alterations:		Total Amt. Alterations:	
Mhntn-Bronx, Jan. 1 to date	\$700,237	Mhntn-Bronx, Jan. 1 to date	\$959,345

Total No. New Bldgs., Manhattan, for Jan.	45	Total No. New Bldgs., Manhattan, for Jan.	58
Total Amt. New Bldgs., Manhattan, for Jan.	\$13,014,600	Total Amt. New Bldgs., Manhattan, for Jan.	\$7,186,400
Total No. New Bldgs., The Bronx, for Jan.	40	Total No. New Bldgs., The Bronx, for Jan.	117
Total Amt. New Bldgs., The Bronx, for Jan.	\$580,350	Total Amt. New Bldgs., The Bronx, for Jan.	\$2,631,550

BROOKLYN.

CONVEYANCES.

1911.		1910.	
Jan. 26-Feb. 1, inc.		Jan. 27-Feb. 2, inc.	
Total number	556	Total number	606
No. with consideration	24	No. with consideration	36
Amount involved	\$190,181	Amount involved	\$258,025
Number nominal	532	Number nominal	570
Total number of conveyances, Jan. 1 to date	2,264	Total number of conveyances, Jan. 1 to date	2,407
Total amount of conveyances, Jan. 1 to date	\$1,205,749	Total amount of conveyances, Jan. 1 to date	\$948,533

Total No. of Conveyances for Jan.	2,134	Total No. of Conveyances for Jan.	2,127
Total Amt. of Conveyances for Jan.	\$1,166,749	Total Amt. of Conveyances for Jan.	\$803,858
Total No. of Nominal Conveyances for Jan.	2,017	Total No. of Nominal Conveyances for Jan.	1,974

MORTGAGES.

Total number	429	Total number	467
Amount involved	\$1,245,886	Amount involved	\$2,089,290
No. at 6%	236	No. at 6%	255
Amount involved	\$456,752	Amount involved	\$655,248
No. at 5½%	88	No. at 5½%	54
Amount involved	\$368,725	Amount involved	\$279,175
No. at 5%	70	No. at 5%	131
Amount involved	\$293,010	Amount involved	\$679,725
No. at 4½%	1	No. at 4½%	1
Amount involved	16,000	Amount involved	16,000
No. at 4%	1	No. at 4%	1
Amount involved	\$1,500	Amount involved	\$1,500
No. at 2%	34	No. at 2%	26
Amount involved	\$125,899	Amount involved	\$459,142

Total number of Mortgages, Jan. 1 to date	1,598	Total number of Mortgages, Jan. 1 to date	2,194
Total amount of Mortgages, Jan. 1 to date	\$6,321,982	Total amount of Mortgages, Jan. 1 to date	\$8,621,031
Total No. of Mortgages for Jan.	1,813	Total No. of Mortgages for Jan.	1,994
Total Amt. of Mortgages for Jan.	\$6,078,243	Total Amt. of Mortgages for Jan.	\$7,538,447

PROJECTED BUILDINGS.

No. of New Buildings	39	No. of New Buildings	199
Estimated cost	\$188,650	Estimated cost	\$419,010
Total Amount of Alterations	\$38,015	Total Amount of Alterations	\$22,610
Total No. of New Buildings, Jan. 1 to date	225	Total No. of New Buildings, Jan. 1 to date	445
Total Amt. of New Buildings, Jan. 1 to date	\$1,253,163	Total Amt. of New Buildings, Jan. 1 to date	\$1,533,760
Total Amount of Alteration, Jan. 1 to date	\$183,013	Total Amount of Alteration, Jan. 1 to date	\$678,115
Total No. of New Buildings for Jan.	224	Total No. of New Buildings for Jan.	321
Total Amount of New Buildings for Jan.	\$1,252,363	Total Amount of New Buildings for Jan.	\$1,703,410

QUEENS.

PROJECTED BUILDINGS.

1911		1910	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
No. of New Buildings	96	No. of New Buildings	68
Estimated cost	\$387,210	Estimated cost	\$284,854
Total Amount of Alterations	\$5,615	Total Amount of Alterations	\$14,100
Total No. of New Buildings, Jan. 1 to date	360	Total No. of New Buildings, Jan. 1 to date	178
Total Amt. of New Buildings, Jan. 1 to date	\$1,970,858	Total Amt. of New Buildings, Jan. 1 to date	\$947,459
Total Amount of Alterations, Jan. 1 to date	\$33,200	Total Amount of Alterations, Jan. 1 to date	\$36,666
Total No. of New Bldgs. for Jan.	299	Total No. of New Bldgs. for Jan.	131
Total Amt. of New Bldgs. for Jan.	\$1,653,158	Total Amt. of New Bldgs. for Jan.	\$796,891

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

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 162 WEST 72D STREET

VOLUNTARY AUCTION SALES.
 SAMUEL GOLDSTICKER.
 Feb. 7.

60th st, No 32, s s, 180 w Park av, 20x100.5,
 4-sty stn dwg.
 BRYAN L. KENNELLY.
 Feb. 8.

26th st, Nos 358 & 360, s s 110 e 9th av, 40x
 98.9, 4-sty bk tnt with str & 2-sty bk stable.
 6th av, No 505, w s, 47 n 30th st, 17x50.1x17.4x
 46.3, 4-sty bk bldg with str.

6th av, Nos 437 to 439, w s, 74 n 26th st, 49.4
 x100, three 2-sty bk bldgs with str.
 33d st, No 133, n s, 331.8 e 7th av, 18.4x98.9x
 49.3x103.6, 2-sty bk stable.

6th av, No 755 s w cor 43d st, 21.8x60.9, 4-sty
 43d st bk bldg with str.
 8th av, Nos 2269 to 2281 n w cor 122d st,
 St Nicholas av, Nos 240 to 252 n w cor 122d st,
 28.6 to St Nicholas av, x118.5x
 90.5x100.11, 1-sty bk bldg with str.

ADVERTISED LEGAL SALES.
 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 Walltears.

66th st, No 157, n s, 182.2 e Amsterdam av, 31x
 100.4, 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, 31x
 100.4, 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.

Feb. 7.
 West Farms rd s e s, intersec s w s Freeman st,
 Freeman st runs s e 138.4 x w 193.5 to
 Longfellow av | Longfellow av, x n 7.1 x n e
 152.10 to beg, vacant. Julie S Gaddis agt
 Hyman Horwitz et al; Edw Miehling, att'y, 258
 Bway; Chas J Leslie, ref. (Amt due, \$8,-
 348.25; taxes, &c, \$6,500.) Mt recorded Jan
 31, 1905. By Joseph P Day.

10th st, No 37, n s, 381.4 e 6th av, 24.6x94.10,
 4-sty & b bk dwg. Wm Hawley et al agt
 Jeanie M Levee; Osborne & Lamb, att'ys, 115
 Bway; Geo F Langbein, ref. (Amt due, \$3,-

970.82; taxes, &c, \$1,009.66; sub to a prior mt
 of \$20,000. By Herbert A Sherman.

76th st, No 226, s s, 230 w 2d av, 25x102.2, 4-
 sty bk tnt & str. Catharine E Weber, agt
 Abraham Rukofsky et al; Forster, Hotaling &
 Klenke, att'ys, 59 Wall st; Jas Kearney, ref.
 (Amt due, \$16,317.08; taxes, &c, \$796.88.) Mt
 recorded Jan. 4, 1906. By Chas A Berrian.

76th st, No 228, s s, 205 w 2d av, 25x102.2, 4-
 sty bk tnt & str. Catharine E Weber agt
 Reuben Mirsky et al; Forster, Hotaling &
 Klenke, att'ys, 59 Wall st; Jas Kearney, ref.
 (Amt due, \$16,338.01; taxes, &c, \$816.33.) Mt
 recorded Jan 4, 1906. By Chas A Berrian.

117th st, Nos 250 & 252, s s, 50 w 2d av, 40x
 58.5, 6-sty bk tnt & str. Belle G Bernheimer,
 extrx et al agt Laurenzana Real Estate Co et
 al; Sigmund Wechsler, att'y, 32 Bway; Her-
 man Joseph, ref. (Amt due, \$26,016.77; taxes,
 &c, \$736.72.) Mt recorded June 29, 1905. By
 Saml Goldsticker.

Boston rd, No 1442, s s, 94.5 e Prospect av, 25x
 90, 4-sty bk tnt & str. Beatrice S Weil agt
 Jos Schmidt et al; Malcolm Sundheimer, att'y,
 34 Nassau st; Melvin G Palliser, ref. (Amt
 due, \$6,280.58; taxes, &c, \$385.24; sub to a
 first mt of \$11,000.) By Joseph P Day.

Feb. 8.
 99th st, No 257, n s, 192 w Bway, 17x100.11,
 3-sty & b stn dwg. Fredk W Marks agt
 Mary B Cunningham et al; James, Schell &
 Elkus, att'ys, 170 Bway; Benno Lewinson, ref.
 (Amt due, \$17,633.46; taxes, &c, \$246.37.) Mt
 recorded Jan 30, 1909. By Herbert A Sher-
 man.

187th st, No 338, s s, 83 e Tiebout av, 40.5x50.1,
 2-sty fr dwg. Jno S Sutphen et al agt Theresa
 Schaefer et al; Moses, Morris & Henderson,
 att'ys, 32 Liberty st; Arthur M Levy, ref.
 (Amt due, \$7,665.74; taxes, &c, \$154.72.) Mt
 recorded July 13, 1907. By Bryan L Ken-
 nelly.

Ridge st, Nos 2 & 4 n e cor Division st,
 Division st, Nos 258 & 260 runs n 68.6 x e 11.4 x
 n e 9 x n 2.5 x e 20 x s 53.4 x w 44.10 to beg,
 6-sty bk tnt & str. State Bank agt Urry
 Goodman et al; Jerome A Kohn, att'y, 1400
 5th av; Henry Smith, ref. (Amt due, \$30,-
 423.44; taxes, &c, \$1,500; sub to a first mt of
 \$50,000. Mt recorded Nov 22, 1907. By Joseph
 P Day.

Feb. 9.
 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.

Washington av n e cor 188th st, runs e 230 x
 188th st n 352.11 to 189th st, x w 230 x
 189th st n 352.11 to beg, 2-sty stn dwg
 & two 2-sty fr dwgs & vacant. City Real
 Estate Co agt Archibald J MacFarland et al;
 Harold Swain, att'y, 176 Bway; Robt J Hare
 Powel, ref. (Amt due, \$54,826.93; taxes, &c,
 \$10,962.36.) By Joseph P Day.

134th st, Nos 45 & 47, n s, 385 w 5th av, 50x
 99.11, bk church. Jas L Holland agt The
 Mercy Seat Baptist Church et al; Myer Nuss-

baum, att'y, 261 Bway; Safford A Crummev,
 ref. (Amt due, \$19,150.50; taxes, &c, \$133.98.)
 By Saml Marx.

104th st, No 64, s s, 117.6 w Park av, 18.9x
 100.11, 3-sty stn dwg. City Real Estate Co
 agt Jacob Gottlieb et al; Harold Swain, att'y,
 176 Bway; George G Battle, ref. (Amt due,
 \$6,635.16; taxes, &c, \$366.66.) Mt recorded
 April 9, 1909. By Joseph P Day.

135th st, Nos 222 to 258, s s, 175 w 7th av, 350
 x99.11; 19 3-sty & b bk dwgs. Adela B Sloane
 et al, exrs, agt Henry Hall et al; Howland,
 Murray & Prentice, att'ys, 35 Wall st; Adam
 Wiener, ref. (Amt due, \$266,181.81; taxes,
 &c, \$4,615.) Mt recorded May 16, 1907. By
 Joseph P Day.

Bronxwood av, s s, 50 w 214th st, 50x100, Wil-
 liamsbridge. Jas Molloy agt Francesco Pag-
 liaro et al; Jos P Fallon, Jr, att'y, 141 Bway;
 Robt J Culhane, ref. (Amt due, \$1,294.32;
 taxes, &c, \$181.18.) Mt recorded Nov 20,
 1906. By Joseph P Day.

Walton av, e s, 79.8 n 149th st, runs e 102.3 x
 n 10.3 x e 42.9 x n 20 x w 46 x s 10.6 x w
 102.3 x s 20 to beg, 1-sty frame rear bldg &
 vacant. Rutgers V Cadmus, exr, agt Convey-
 ancers Realty Co; Thornton & Earle, att'ys,
 38 Park Row; Franz Sigel, ref. (Amt due,
 \$3,464.55; taxes, &c, \$187.) Mt recorded May
 14, 1908. By Joseph P Day.

Feb. 10.
 Barry st n w cor Longwood av, 65.2
 Longwood av, No 1129 x20.2x63.11x20.3, 2-sty fr
 dwg & str. Sheriff's sale of all right, title,
 &c, which Margaret A Downey had on Nov
 11, 1910, or since; Benj I Shivers, att'y, 63
 Park Row; John S Shea, sheriff. By Daniel
 Greenwald.

9th av n e cor 204th st, runs e 100 x n 199.10
 204th st to 205th st, x w 100 x s 199.10 to beg,
 205th st vacant. New York Protestant Episco-
 pal Public School agt Gustave E Beyer et al;
 Nash & Jones, att'ys, 63 Wall st; Chas L
 Hoffman, ref. (Amt due, \$25,978.11; taxes,
 &c, \$2,356.58.) Mt recorded June 14, 1905.
 By Joseph P Day.

2d av, No 8, e s, 76 n Houston st, 25x65, 5-sty
 bk tnt & str. Josephine Vogel agt Mary E
 Kuster et al; Gilbert & Wessel, att'ys, 45 Ce-
 dar st; Samuel S Koenig, ref. (Partition.) By
 Joseph P Day.

Monroe st, No 294, on map Nos 294 & 296, s s,
 264.2 w Corlears st, 37.2x97.10x37.1x97.10, 6-
 sty bk tnt & str. Leon Tuchmann agt The
 New Realty Co et al; Manheim & Manheim,
 att'ys, 302 Bway; Jas Kearney, ref. (Amt
 due, \$5,450.68; taxes, &c, \$1,050; sub to a mt
 of \$39,000.) By Chas A Berrian.

Monroe st, No 292, s s, 301.5 w Corlears st,
 37.2x97.10x37.1x97.10, 6-sty bk tnt & str.
 Same agt same; same att'ys; same ref. (Amt
 due, \$5,590.25; taxes, &c, \$1,050; sub to a mt
 of \$39,000.) By Chas A Berrian.

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; Gold-
 smith, 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.

Feb. 11 & 13.
 No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or
 adjourned during the week ending Feb. 3, 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.
- *Suffolk st, No 71, w s, 125 n Broome st, 25x100, 3-sty bk loft & str
 bldg & 5-sty bk tnt in rear. (Amt due, \$30,533.16; taxes, &c, \$1,226.41.)
 Richard Lathers, Jr, et al, exrs, &c.....\$25,000
 - *11th st, No 519, n s, 245.6 e Av A, 25x103.3, 5-sty bk tnt & str. (Amt
 due, \$6,061.81; taxes, &c, \$688.36; sub to a prior mt of \$30,000.)
 Mary L Jenkins33,500
 - *Lincoln av, Nos 165 & 167 n w cor 135th st, 51x100, two 5-sty bk tnts
 135th st, Nos 259 to 265 | & str & 1-sty bk str in st. (Amt due, \$3,-
 138.37; taxes, &c, \$1,665.44.) Moritz Weiss.....31,400
 - 28th st, No 20, s s, 95 w Mad av, 25x98.9, 4-sty & b stn dwg. (Amt
 due, \$67,782.49; taxes, &c, \$1,434.43.) Adj to Feb 15.....
 - 10th st, No 240, s s, 72 w 1st av, 28x92.3, 5-sty bk tnt & str. (Amt
 due, \$6,819.48; taxes, &c, \$646.37; sub to two mts aggregating \$25,000.)
 Maurice Simmons26,729
 - 209th st, s s, 171 e Amsterdam av, 18x99.11, 2-sty fr dwg. (Amt due,
 \$2,261.88; taxes, &c, \$26.98; sub to a first mt of \$3,000.) Adj to
 April 9.....
 - East Broadway, No 106, n s, 110.3 w Pike st, 25x65, 5-sty bk tnt & str.
 (Partiton.) Max Mandel30,500

- *107th st, Nos 315 & 317, n s, 250 e 2d av, 50x76.10, 6-sty bk tnt & str.
 (Amt due, \$39,386.13; taxes, &c, \$1,140.41.) Levi S Tenny et al, trust-
 ees37,000
- *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. (Amt due, \$3,587.97; taxes, &c, \$131.67;
 sub to a mt of \$3,500.) Iron Masters Realty & Construction Co. 5,602
 148th st, No 241 (465), n s, 275 w Morris av, 25x106.8, 4-sty bk tnt.
 (Amt due, \$10,878.55; taxes, &c, \$473.69.) O W Heck.....12,000

HERBERT A. SHERMAN.

- *Beaumont av n w cor 189th st, runs n 40 x w 150.6 to Cam-
 189th st, Nos 681 & 683 | breलग av, x s 40 x e 149.7 to beg, two 5-sty
 Cambreleng av, No 2468 | bk tnts & str. (Amt due, \$34,079.54; taxes,
 &c, \$1,257.15; sub to four mts aggregating \$22,000.) Prospect Invest-
 ing Co.52,602

DANIEL GREENWALD.

- 185th st, No 461, n s, 200 e Park av, 25x100, 3-sty fr dwg. (Amt due,
 \$3,738.43; taxes, &c, \$—; sub to a first mt of \$6,000.) Adj to
 Feb 14.....
 - Gleason av n w cor Beach av, 25x50, Van Nest. (Amt due, \$5,-
 Beach av, No 1207 | 204.49; taxes, &c, \$175.06.) Frank Gass.....5,500
 - *Roosevelt av s w cor Fort Schuyler rd, 90x50x107.10x52.5, Throggs
 Fort Schuyler rd Neck. (Amt due, \$1,626.86 taxes, &c, \$77.42.) Solo-
 mon C Lampport1,000
 - Beach av, No 1209, w s, 50 n Gleason av, 50x25, Van Nest. (Amt due,
 \$3,824.56; taxes, &c, \$175.06.) Frank Gass.....4,100
- Total\$265,023
 Corresponding week, 1910.....462,414
 Jan. 1st, 1911, to date.....3,114,748
 Corresponding period, 1910.....4,661,024

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

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

Jan. 27, 28, 30, 31, and Feb. 1 and 2.

BOROUGH OF MANHATTAN.

Broome st, No 557, s s, 70 e Varick st, 21x63, with rights to alley, &c, 3-sty bk tnt & str. FORECLOS, Dec 28, 1910. Adam Wiener referee to Max Keve, 827 Lafayette av, Bklyn. Sub to all liens. Jan 27, 1911. 2:477-44. A \$8,500-P \$14,000. 4.200

Beekman st, Nos 90 & 92 n e cor Cliff st, 55.2x96.2x55.2x89.6, two Cliff st, No 56 | 4-sty bk loft & str bldgs. Release mt. Q C, &c, Anna M Marrenner ADMRX Edw Marrenner to Robt H T Marrenner, 834 3d st, Eureka, Cal. Nov 28. Jan 27, 1911. 1:98-54. A \$61,300-\$85,000. nom

Crosby st, No 51, e s, 212.5 n Broome st, 25x100, 7-sty bk warehouse. Mary A & Andrew W Smith EXRS, &c, Saml Smith of Ballston Spa, N Y, as EXTRX, & N Y Life Ins & Trust Co, 52 Wall st, as ADMR of Saml Smith, dec'd. Sept 14, 1910. Jan 27, 1911. 2:482-6. A \$24,500-\$50,000. order of court

Cannon st, No 86, e s, 150 n Rivington st, 25x100, 6-sty bk tnt & str. Barnet Fischer & Chasel his wife to Clara Fischer, 222 Broome st. Mt \$35,000 & all liens. Jan 26. Jan 27, 1911. 2:329-4. A \$16,000-\$36,000. O C & 100

Catherine slip, Nos 17 to 25, e s, 35.10 s Water st, 89.2x41.4x 89.2x49.7, 4-sty bk tnt & str & 4-sty bk lodging house & str. Martin Garone to Minnie Garone, 116 Cherry st. 1/2 part. Mt \$36,500. Nov 6. Jan 27, 1911. 1:250-37. A \$20,000-\$33,000. nom

Cedar st, Nos 21 to 27, n s, 124 e William st, runs e 65.4 x n 59.2 x w 17.1 x s 5.6 x w 18.1 x n 2.10 x w 30 x s 2.10 x w 0.3 x s 57.2 to beginning, three 4-sty bk loft & str bldgs. City Real Estate Co to Fire Companies Bldg Corpn, 46 Cedar st. B & S & C a G. Jan 30, 1911. 1:42-17 to 20. A \$138,400-\$149,000. O C & 100

Clinton st, No 87, w s, 100 s Rivington st, 25x100, 5-sty bk tnt & str. Holzman Realty Co to Jos Holzman, 149 W 122d st. Mts \$40,000. Jan 31. Feb 2, 1911. 2:348-22. A \$28,000-\$40,000. O C & 100

Delancey st, No 150, n e, 22 e Suffolk st, 22x50, 2-sty bk tnt & str.

Suffolk st, No 96, e s, 50 n Delancey st, 25x44, 4-sty bk stable & loft.

Wm Obermann to Renilo Mortgage Co, 67 Clinton st. Jan 25. Feb 2, 1911. 2:348-1 & 36. A \$31,000-\$35,000. O C & 100

Front st, No 74, n w s, 19.1 s w Old Slip, runs n w 33.6 x n e 0.4 x n w 52.9 x s w 19 x s e 85.9 to Front st x n e 19.2 to beg, 4-sty bk loft & str bldg. Yorktown Realty Co to Walstein S Reade, 434 Clermont av, Bklyn. Mt \$17,500. Dec 30, Feb 1, 1911. 1:32-20. A \$17,200-\$23,000. O C & 100

Front st, No 110, w s, 63.3 s Wall st, 21.1x84.5, 4-sty bk office & str bldg. Waubun Co & Jas O'Donnell et al TRUSTEES to Maxwell Van Zandt Woodhull, 2033 G st, Washington, D C. B & S. Jan 30. Feb 1, 1911. 1:33-25. A \$25,700-\$31,000. nom

Front st, No 74, n w s, 19.1 s w Old slip, runs n w 33.6 x n e 0.4 x n w 52.9 x s w 19 x s e 85.9 to st, x n e 19.2 to beg, 4-sty bk loft & str bldg. Walstein S Reade to Harry K Grigg, 53 S 9th av, Mt Vernon, N Y. Mts \$20,000. Feb 1. Feb 2, 1911. 1:32-20. A \$17,200-\$23,000. O C & 100

Grand st, No 552, n s, abt 50 w Lewis st, 25x100, 6-sty bk tnt & str. Isidor Eichner to Ferdinand Funk, 634 2d st, Bklyn. Mt \$44,200. Feb 1. Feb 2, 1911. 2:326-26. A \$20,000-\$38,000. nom

Greenwich st, Nos 415 to 427 | s e cor Laight st, runs e 126.4 x s Laight st, Nos 59 to 63 | 176.11 to n s Hubert st x w 125.7 to Hubert st, Nos 12 to 18 | Greenwich st x n 177.6 to beg, 4-sty bk tnt & str & vacant. Rector, &c, of Trinity Church to Samuel Weil, 222 Lenox av. Jan 30. Feb 1, 1911. 1:215-2 to 14. A \$172,000-\$176,500. O C & 100

Goerck st, No 90, e s, 81.3 n Rivington st, 15.4x99.11, 5-sty bk tnt. Sophie & John Bohnet EXRS, &c, Mary Braun to Herman Gold, 128 Columbia st. Jan 31, 1911. 2:324-1. A \$9,500-\$16,000. 8.725

Hester st, No 57, n s, 63.6 e Ludlow st, 24x75, 5-sty bk tnt & str. Louis Siegel, 850 Beck st, to Sarah Siegel, 850 Beck st. All liens. Jan 30. Jan 31, 1911. 1:310-37. A \$22,000-\$30,000. 100

Howard st, No 5, s s, 50.10 e Lafayette st, late Elm st, old line (as in year 1866) & abt 35 e new line, 25.6x100x25.9x100, 4-sty sin loft & str bldg. Ralph J Jacobs et al EXRS David M Jacobs to Thos D Day, Jr, 20 W 40th st. 1-7 part. Jan 27. Jan 31, 1911. 1:208-12. A \$21,000-\$29,000. nom

Same property. Ralph J Jacobs et al to same. 6-7 parts. B & S. Jan 27. Jan 31, 1911. 1:208. nom

Hudson st, No 252, e s, 43.6 n Broome st, runs e 80 x n 42.2 x w 10 x s 21.4 x w 70 to st x s 20.9 to beginning, 3-sty fr (bk ft) tnt & fr shed in rear. A B C Realty Co to Jay C Guggenheimer, 308 W 94th st. Q C & confirmation deed. Jan 23. Jan 30, 1911. 2:578-49. A \$12,500-\$13,500. nom

Same property. Jay C Guggenheimer to Benj B Davis, 117 W 58th st. Mt \$8,000. Jan 28. Jan 30, 1911. 2:578. nom

Horatio st, No 65, n s, 62 w Greenwich st, 33.4x24.11x33.10x24.11, 3-sty & b bk dwg. John P Mitchel to Ella M C wife Herbert S White, 285 Jefferson av, Bklyn. Mts \$6,000 & all liens. Jan 27. Jan 30, 1911. 2:643-62. A \$4,500-\$6,000. O C & 100

Same property. Ella M C White to Wm A Lambert, at Nutley, N J, & Kneeland Moore, 430 W 119th st. Mts \$6,000 & all liens. Jan 30, 1911. 2:643. O C & 100

Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7, 3-sty & a bk dwg. Mary A Mahon to Nu Co, 54 Hamilton pl. Mt \$10,000 & all liens. Jan 21. Jan 27, 1911. 7:2071-53. A \$4,500-\$12,000. O C & 100

Houston st, No 123, s s, 54 e Chrystie st, 27x74.3, 6-sty bk tnt & str. John G Danz to Jos C Rubino. B & S. Mt \$18,000. Jan 28, 1898. Feb 1, 1911. 2:422-12. A \$20,500-\$31,000. nom

Hamilton terrace e s, 504.6 n 141st st, 275x73.5x275.11x96.6, vacant. Reliant Holding Co to Hamilton Terrace Co, 3089 Bway. Mt \$99,000. Feb 1. Feb 2, 1911. 7:2050-113 to 122 & part of lot 123. A \$—\$. O C & 100

Leonard st, Nos 149 to 153, n s, 97.11 e Centre st, runs n 100.6 x e 17.4 x n 11.10 x e 47.7 x s 15.1 x e 1 x s 100.10 to st x w 66.5 to beginning.

Centre st, Nos 92 to 98 | n e cor Leonard st, 71.6x75.

Leonard st, Nos 141 to 145 |

Leonard st, No 147, n s, 75 e Centre st, 22.11x101.

5 & 7-sty bk factory & str with machinery, &c.

Henry B Sargent of New Haven, Conn, to Sargent & Co, 94 Centre st. All liens. B & S. Dec 19. Jan 27, 1911. 1:167-1 & 25. A \$155,000-\$345,000. nom

Lewis st, No 111, w s, 180 n Stanton st, 20x100, 5-sty bk tnt & str & 3-sty bk tnt in rear. Franconia Realty Co to Sarah Amsterdam, 1453 50th st, Bklyn. B & S. Jan 30. Feb 1, 1911. 2:330-27. A \$12,500-\$17,500. nom

Mangin st, No 25, w s, 175 s Delancey st, old line, & abt 50 s new line, 25x100, 5-sty bk tnt. Alfred C Bachman to Plough & Fox Co, 480 E 183 dst. Mt \$11,000. Jan 31. Feb 1, 1911. 2:322-21. A \$12,000-\$18,000. O C & 100

Monroe st, Nos 238 to 242, s s, abt 208 e Scammel st, 64x97.4, 3 3-sty bk tnts & str & 6-sty bk tnt in rear. Francis J Berman to Caroline A James, 528 Bedford av, Bklyn, N Y. 1/2 part. All title. Mt \$19,500. Jan 27. Feb 1, 1911. 1:261-53 to 55. A \$40,000-\$58,000. O C & 100

Mangin st, No 25, w s, 175 s Delancey st, old line, also abt 50 s of new line, 25x100, 5-sty bk tnt. Chas B Squier to Alfred C Bachman, 265 W 121st st. C a G. Jan 31, 1911. 2:322-21. A \$12,000-\$18,000. 100

Mangin st, No 10, e s, 75 s Broome st, 25x51.6. Assignment of rents. Julius Myer to Royal Bank, 93 Nassau st. Jan 27. Jan 30, 1911. 2:321. 1,000

Maiden lane, No 82 | s s, abt 190 e William st, 27x133.6 to n s Cedar st, No 19 | Cedar st x 26.6x133.9 w s, 5-sty bk loft & str bldg.

Maiden lane, No 84, s s, abt 215 e William st, runs s along e s of No 82 Maiden lane 66.7 x e 6.6 x n 6.6 x e 20 x n 59.9 to st x w 26.6 to beginning, 5-sty bk loft & str bldg.

City Real Estate Co to Fire Companies Bldg Corpn, 46 Cedar st. B & S & C a G. Jan 30, 1911. 1:42-16. A \$180,000-\$210,000. O C & 100

Mott or Strykers lane, bounded e by line 225 w Bway, n by c l said lane, s by s said lane & w by e s West End av, vacant. Ezra O McDowell to Geo T Jackson, 692 West End av. Q C. Jan 24. Jan 27, 1911. 4:1241-63 1/2. A \$7,000-\$7,000. nom

Norfolk st, No 152, e s, 75 s Stanton st, 25x100, 5-sty bk tnt & str. Harry Sammet to Henrietta wife of Morris Rosen & Anna wife of Louis Rosen all at 152 Norfolk st. All liens. Jan 25. Jan 28, 1911. 2:354-49. A \$24,000-\$42,000. O C & 100

Pine st, No 81, s s, 67.4 w Water st, 30.6x40x30.9x40, 7-sty bk loft & str bldg.

Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8, 7-sty bk loft & str bldg.

Royal Bank of N Y to Sarah E Dunham, 19 Miller st, Newark, N J. All title & Q C as to assignment of rents, &c. Jan 26. Jan 30, 1911. 1:39-37. A \$40,000-\$85,000. 1,200

Pine st, No 92 | n e s, abt 88 s e Front st, 21.6x— to s w Depeyster st, No 28 | Depeyster st x 22x—, 5-sty bk loft & str bldg. Myron H Oppenheim to Depeyster Realty Co, 135 Front st. All liens. Jan 26. Jan 27, 1911. 1:37-22. A \$12,200-\$19,000. nom

Reade st, Nos 80 & 82 | n e cor Church st, 38.9x36.4, 5-sty bk loft Church st, No 175 | & str bldg. Florence C Satterwhite & ano to Geo H Stege, 186 Hewes st, Bklyn. Jan 11. Jan 31, 1911. 1:150-13. A \$45,000-\$57,000. 100

Rivington st, No 252 | n e cor Sheriff st, 25x81.9, 6-sty bk tnt & Sheriff st, Nos 74 & 76 | str. Isaac Bockar & ano to Herman Abramowitz, 154 W 100th st, & Theresa Bockar, 231 E 72d st. Mt \$50,000. Jan 25. Feb 1, 1911. 2:334-41. A \$26,000-\$50,000. O C & 100

Stanton st, Nos 183 to 187 | s w cor Attorney st, runs w 56.2 x s Attorney st, Nos 141 & 143 | 63.4 x e 16.5 x n 0.10 x e 40 to Attorney st x n 62.6 to beginning, 6-sty bk tnt & str. Martha Hirsch to Mary Jacobs, 855 Fox st. 1/2 part. Mts \$90,750. Jan 30. Jan 31, 1911. 2:349-54. A \$50,000-\$95,000. nom

Waverly pl, No 30, and part of No 28, s s, 62.9 w Greene st, 37.10 x 80.6x37.10x80.9, 8-sty bk loft & str bldg. FORECLOS. Jan 24, 1911. Jas A Lynch referee to Eulalia C Kilbride, 25 Prospect pl. Mt \$90,000. Jan 25. Jan 31, 1911. 2:547-4. A \$50,000-\$115,000. 100

Waverly pl, Nos 14 & 16, s s, 49.4 w Mercer st, 67.4x81.10x67.4x 82.5, two 6-sty bk loft & str bldgs. Abraham L & Samuel F Jacobs EXRS Levi Jacobs (decd) & Caroline Jacobs INDIVID to Wm Lauterbach, 69 E 66th st. 1/2 part. All title. Mts \$115,000. Jan 30. Feb 1, 1911. 2:547-15 & 16. A \$92,000-\$156,000. 17,500

William st, Nos 80 & 82 1/2 e s, extends from Maiden lane to Liberty Liberty st, No 13 | st, 72.8x25.7x61.11x32.7, 13-sty bk & st Maiden lane, No 66 | office & str bldg. FORECLOSURE, Jan 27, 1911. Frank W Chambers, ref, to Anzetta B Wolfe, at Tuxedo Park, N. Y. & Wm I Clark, 127 E 30th st, TRUSTEES John Wolfe. Mt \$89,000. Jan 28. Feb 1, 1911. 1:68-6. A \$187,100-\$275,000. 152,000

White st, No 39, s s, 75 e Church st, 24.4x100x24.8x100, 5-sty bk loft & str bldg. Colonial Real Estate Ass'n to Frederic J Agate, 65 Central Park West. Jan 31. Feb 1, 1911. 1:175-18. A \$35,000-\$50,000. O C & 100

Walker st, No 87, s s, 120 e Courtlandt alley, 24x93, 6-sty bk loft & str bldg. Colonial Real Estate Assoc to Earl G Pier, 722 2d av. Jan 27, 1911. 1:195-14. A \$21,000-\$41,000. nom

Same property. Earl G Pier to Francis Speir, 276 Ridgewood rd, South Orange, N. J. Mt \$33,500. Jan 27, 1911. 1:195. nom

Worth st, lots 26 & 50 blk 166. Consent to change of motive power. Chas B Stover, Commissioner of Parks for Manhattan & Richmond Boroughs, to Second Av R R Co. Feb 16, 1910. Jan 27, 1911. 1:166.

Worth st, Nos 100 & 102. Consent as above. Clarence S Wadsworth to Second Av R R Co. Feb 15, 1910. Jan 27, 1911. 1:157.

Washington st, Nos 617 to 631 | e s, extends from Morton to Morton st, Nos 95 & 97 | Barrow sts. -x100, three 1-sty fr Barrow st, Nos 117 to 121 | str, two 4-sty bk tnsts & str, one 3-sty bk tnt, two 2-sty bk & fr tnsts & str & 2-sty bk stable & part 3-sty bk stable. Release mt. Jas H Cruikshank & Edw W Dufft to St Johns Park Realty Co, 50 Pine st. Jan 25. Jan 27, 1911. 2:603-28 to 35 & part lots 36 & 43 to 47. A \$ - \$ - . nom

1st st E, No 49, s s, 307.8 e 2d av, 1 lot, -x-.

1st st E, No 51, s s, adj above on east. -x-.

Party wall agreement. Chas A King, 339 Convent av, with Max Schwartz, 362 Riverside Drive. Jan 28. Jan 30, 1911. 2:442. 900

2d st E, No 116, n s, 242.11 e 1st av, 24.8x121.11, 6-sty bk tnt & str. Morris R Stang to Adeline Borek, 1324 Mad av. Mt \$41,500. Feb 1. Feb 2, 1911. 2:430-48. A \$21,000-\$46,000. O C & 100

2d st E, No 116, n s, 242.11 e 1st av, 24.8x121.11, 6-sty bk tnt & str. Jno H Miller to Morris R Stang, 130 Broome st. Mt \$41,500. Jan 31. Feb 2, 1911. 2:430-48. A \$21,000-\$46,000. O C & 100

4th st E, No 279, n s, 238.7 w Av C, 24.9x96.3, 6-sty bk tnt & str. Paulina Ryshpan et al EXRS, &c, Solomon Ryshpan to David Klein, 1065 Boston road. 1/2 part. All title. Mts \$36,500 & all liens. Correction deed. Jan 20. Feb 1, 1911. 2:387-47. A \$17,000-\$36,000. 6,250

6th st E, Nos 709 & 711, n s, 150.4 e Av C, 44.11x90.10, 6-sty bk tnt & str. Gustave S Boehm to Benj J Weil, 11a E 75th st. Mt \$49,000. Sept 3, 1909. Feb 2, 1911. 2:376-58. A \$28,000 \$62,000. O C & 100

Same property. Benj J Weil to Benj Randell, 355 E 4th st. Mt \$49,000. Feb 1. Feb 2, 1911. 2:376. O C & 100

Same property. Benj Randell to Hyman A Brody, 61 W 115th st. Mt \$56,500. Feb 1. Feb 2, 1911. 2:376. O C & 100

7th st E, No 55, n s, abt 200 e 2d av, 25x97.6, 5-sty bk tnt. Montague Aaron to John J Aaron, 4 W 91st st. 1/2 part. Mt \$25,000. Jan 31. Feb 1, 1911. 2:449-54. A \$20,000-\$37,000. nom

10th st E, No 417, n s, 258 e Av C, 25x94.10, 6-sty bk tnt & str. Morris R Stang to Jno H Miller, 116 2d st. Mt \$30,000. Jan 31. Feb 2, 1911. 2:380-27. A \$12,000-\$30,000. O C & 100

10th st E, No 410, s s, 173 e Av C, 20x92.3, 6-sty bk stable. Pauline Nichols to Eva Stern, 260 7th st. Mts \$15,750. Jan 31. Feb 2, 1911. 2:379-14. A \$10,000-\$20,000. O C & 100

11th st E, No 231, n s, 139.10 w Waverly pl, runs n 12 & 40 x e 0.6 x n 45 x w 19.10 x s 45 x - 0.6 x s 40 & 12 to st x e 20.4 to beginning, 3-sty & b bk dwg. FORECLOS. Jan 13, 1911. Chas L Hoffman referee to Abram L Cross, at Montclair, N. J. Jan 23. Jan 27, 1911. 2:614-34. A \$9,000-\$11,500. 7,700

13th st W, Nos 106 & 108, s s, 120 w 6th av, 40x103.3, two 3-sty & b bk dwgs. Margt Jaeger to Solomon Silk, 43 W 112th st. & Jos Harbater, 150 W 111th st. Mts \$30,000. Feb 1, 1911. 2:608-35 & 36. A \$28,000-\$33,500. O C & 100

13th st W, No 125, n s, 286.6 w 6th av, 20.6x69x33.10x96, 3-sty & b bk dwg. Release mt. Union Trust Co of N. Y., to Jos L Buttenwieser, 233 Lenox av. Jan 30. Feb 1, 1911. 2:609-58. A \$10,500-\$13,000. nom

Same property. Jos L Buttenwieser to Salvation Army, 120 W 14th st. Feb 1, 1911. 2:609. O C & 100

14th st E, No 142, s s, 137.6 w 3d av, 20.10x106.6, 5-sty stn tnt & str with 1-sty extension. Jno W Ennis to Solomon Schinasi, 346 W 89th st. Mt \$24,500 & all liens. Feb 2, 1911. 2:559-28. A \$40,000-\$45,000. O C & 100

14th st E, No 46.

13th st E, No 47.

Power of attorney. Frederic E Gibert at Biarritz, France, to Chas N Harris, 31 E 49th st. Dec 17. Jan 27, 1911. P. A.

15th st E, No 432, s s, 144 w Av A, 25x103.3, 5-sty bk tnt & str. Nathan Kohn to Jennie L Schmidt, 209 E 69th st. Mt \$24,000. Feb 1, 1911. 3:946-32. A \$13,000-\$25,000. nom

15th st E | s s, 220.6 e Av A, runs e 72 to n s Stuyvesant st, x Stuyvesant st | w - x n - to beginning, with all title to centre line Stuyvesant st. Also all other strips, lots, &c, bordering or adj above in block bounded by 14th and 15th sts and Avs A and B. Thomas F Boyle to Wm H Kelly. All title. July 31, 1908. Feb 1, 1911. 3:972-part lot 51. A \$ - \$ - . nom

20th st E, No 317, n s, 230 e 2d av, 20x92.7, 3-sty & b bk dwg. Fredk Benzer to Emma Wulff, 307 W 98th st. Mt \$10,000. Jan 31. Feb 1, 1911. 3:926-13. A \$9,000-\$12,000. O C & 100

21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty & b stn dwg. Mitchell A C Levy to Adelaide K Rhinlander, 16 E 55th st & Wm V B Kip, 205 W 57th st. Mts \$55,000. Feb 2, 1911. 3:822-66. A \$52,000-\$57,000. O C & 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. Abram D Gillette et al to Frank E McGovern, 1630 E 15th st, Bklyn. Q. C. Jan 11. Jan 27, 1911. 3:799-15 & 16. A \$86,000-\$110,000. nom

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. Frank E McGovern to Roberts Co, 141 Bway. Mt \$72,500. Jan 11. Jan 30, 1911. 3:799-15 & 16. A \$86,000-\$108,000. O C & 100

25th st W, Nos 130 & 132, s s, 325 w 6th av, 50x81.1, 12-sty bk loft & str bldg. Helen E Moulton to Arthur W Saunders. Q. C. Aug 23. Jan 27, 1911. 3:800-57 & 58. A \$40,000-\$ - . nom

26th st E, No 15 n s, 216 e 5th av, 30x197.6 to s s 27th st, 4-27th st E, No 10 | sty & b stn dwg & 2-sty bk stable in 27th st. Gardner Wetherbee & ano EXRS, &c, Hannah G Wetherbee to Roscorn Realty Co, 347 5th av. Aug 2, 1910. Feb 1, 1911. 3:856-11 & 64. A \$219,000-\$241,000. 223,000

26th st E, No 17 | n s, 246 e 5th av, 28x197.6 to s s 27th st, 4-sty 27th st E, No 12 | & b stn dwg & 2-sty bk stable in 27th st. Caroline McC Gunther ADMRX Cornelius McCoon to Roscorn Realty Co, 347 5th av. All liens. Jan 27. Feb 1, 1911. 3:856-12 & 63. A \$200,000-\$215,000. 195,000

26th st E, No 19 | begins 27th st, s s, 120 w Mad av, 26x197.6 27th st E, No 14 | to n s 26th st, 4-sty & b stn dwg & 2-sty bk stable in 27th st. Wm & Chas A Lummis EXRS, &c, Eliza O'Brien to Roscorn Realty Co, 347 5th av. Feb 1, 1911. 3:856-13 & 62. A \$179,500-\$197,000. 200,000

27th st W, Nos 135 & 137, n s, 425 w 6th av, 50x98.9, 2 5-sty bk tnsts & str. Isidore Grossman to Lesco Realty & Constn Co, 1133 Bway. Mts \$80,000 & all liens. Feb 1. Feb 2, 1911. 3:803-16 & 17. A \$48,000-\$84,000. 100

27th st W, Nos 212 & 214, s s, 191.7 w 7th av, 51.6x98.9, two 5-sty bk tnsts with str in No 212. Frederic C Scofield EXR, &c, Simeon Farrell to John A Farrell, 301 W 28th st. Aug 1. Jan 27, 1911. 3:776-47 & 48. A \$27,000-\$35,000. nom

31st st W, No 254, s s, 125 e 8th av, 25x98.9, 4-sty bk tnt & str. Geo W Eccles to Aaron Coleman, 50 W 68th st. Mt \$30,000. Jan 23. Jan 27, 1911. 3:780-71. A \$22,000-\$24,000. O C & 100

32d st E, No 338, s s, 206 w 1st av, 18x98.9, 3-sty & b bk dwg. Margt T Johnston to Henry H Jackson, 63 E 92d st. C a G. Mt \$7,500. Jan 17. Jan 27, 1911. 3:937-48. A \$7,000-\$8,000. 100

36th st W, Nos 141 to 145, n s, 255.2 e 7th av, 59.5x98.9, three 3-sty stn dwgs. Anna B Gilson to Edw W Browning, 18 W 75th st. All liens. Jan 27. Jan 28, 1911. 3:812-16 to 18. A \$113,000-\$119,000. O C & 100

36th st W, Nos 141 to 145, n s, 255.2 e 7th av, 59.5x98.9, three 3-sty stn dwgs. Henry L Byrnes et al HEIRS, &c, Bernard Byrnes to Anna B Gilson, 18 W 75th st. Mts \$36,000 & all liens. Jan 25. Jan 27, 1911. 3:812-16 to 18. A \$113,000-\$119,000. O C & 100

36th st W, Nos 20 to 26, s s, 300 w 5th av, 65x98.9, three 3 & one 4-sty bk bldgs & str. Elinor M Kidney to Union Mortgage Co, at Glen Cove, L. I. C a G. Mts \$225,000. Dec 9. Feb 1, 1911. 3:837-58 to 61. A \$192,000-\$209,500. nom

Same property. Union Mortgage Co to "20 W 36th St Co," 1182 Bway. C a G. Mts \$220,000. Feb 1, 1911. 3:837. O C & 100

36th st W, No 15, n s, 274 w 5th av, 24x1/2 blk, 4-sty & b stn dwg. Sarah E Raynor widow to Annie R Wells, 16 E 57th st. B & S & Confirmation deed. Oct 31. Feb 1, 1911. 3:838-33. A \$72,000-\$94,000. 5,000

40th st E, No 336, s s, 150 w 1st av, 25x98.9, 5-sty bk tnt. Ricardo Realty Co to Pauline Miller, 1126 Union av. Mt \$22,000. Jan 26. Jan 27, 1911. 3:945-37. A \$9,000-\$16,500. nom

40th st W, No 24, s s, 337.6 w 5th av, 22.6x98.9, 4-sty & b stn dwg. Abram D Gillette et al to Frank E McGovern, 1630 E 15th st, Bklyn. Q. C. Jan 11. Jan 27, 1911. 3:841-63. A \$81,000-\$90,000. nom

40th st W, No 326, s w s, abt 375 e 9th av, 25x98.9, 5-sty bk tnt & str. Arnold H Ellis to Ellis M Santee of Willsborough, N. Y.; Ira H Shoemaker at Albany, N. Y.; Jas E Rice, of Ithaca, N. Y.; & Jno S Baldwin, N. Y.; & Eben Sugden, N. Y., in trust as TRUSTEES of the Ellis Farms Boys Training School. June 1, 1910. Jan 28, 1911. 3:763-56. A \$13,000-\$21,500. nom

40th st W, No 24, s s, 337.6 w 5th av, 22.6x98.9, 4-sty & b stn dwg. Frank E McGovern to Roberts Co, 141 Bway. Jan 11. Jan 30, 1911. 3:841-63. A \$81,000-\$90,000. O C & 100

41st st E, Nos 230 & 232, s s, 360 e 3d av, 45x98.9, two 4-sty bk tnsts & str & 1-sty fr bldg in rear. Sarah E Byrne to Thos J Byrne, 149 E 15th st. Mt \$12,000. May 2, 1904. Jan 31, 1911. 5:1314-33 & 34. A \$18,000-\$26,500. 15,000

42d st E, No 315, n s, 183 e 2d av, 17x100.5, 3-sty & b bk dwg. Peter A Fernandez to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$5,000. Jan 31, 1911. 5:1335-8. A \$7,000-\$8,500. O C & 100

42d st E, No 305, n s, 98 e 2d av, 17x100.5, 3-sty & b bk dwg. Sophie wife Simon Karp to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$8,000. Jan 30, 1911. 5:1335-5. A \$7,000-\$8,500. nom

42d st E, No 321, n s, 233.4 e 2d av, 16.8x100.5, 3-sty & b bk dwg. John F R Ernst to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mts \$8,000. Jan 30, 1911. 5:1335-10. A \$6,600-\$8,000. O C & 100

42d st E, No 323, n s, 250 e 2d av, 16.8x100.5, 3-sty & b bk dwg. Adelina C Meyer to Harry E S West, 6811 Ridge Boulevard, Bklyn. Jan 28. Jan 30, 1911. 5:1335-11. A \$6,600-\$8,000. O C & 100

42d st E, No 325, n s, 266.8 e 2d av, 16.8x100.5, 3-sty & b bk dwg. Adelina C Meyer to Harry E S West, 6811 Ridge Boulevard, Bklyn. Jan 28. Jan 30, 1911. 5:1335-11 1/2. A \$6,600-\$8,000. O C & 100

43d st E, No 304, s s, 81 e 2d av, 17x100.5, 3-sty & b bk dwg. Loui Lindgren to Harry E S West, 6811 Ridge Boulevard, Bklyn. Mt \$6,000. Jan 30, 1911. 5:1335-48 1/2. A \$6,500-\$8,500. nom

43d st E, No 312, s s, 149 e 2d av, 17x100.5, 3-sty & b bk dwg. Annie Johnston to Harry E S West, 6811 Ridge Boulevard, Bklyn. Jan 30, 1911. 5:1335-46. A \$6,500-\$8,500. O C & 100

43d st E, No 322, s s, 233.4 e 2d av, 16.8x100.5, 3-sty & b bk dwg. Adelaide Johnston to Harry E S West, 6811 Ridge Boulevard, Bklyn. Jan 30, 1911. 5:1335-43. A \$6,000-\$8,000. O C & 100

43d st W, No 240, s s, 383.4 w 7th av, 16.8x100.4, 4-sty bk dwg. Jefferson M Levy to Mary J French, at Royalton, Vt. B & S. All liens. Jan 30. Jan 31, 1911. 4:1014-48. A \$25,000-\$29,500. nom

44th st W, Nos 258 & 260, s s, 100 e 8th av, 50x50.2, 6-sty bk home. Sarah Lindenberger to Albert B Simpson, Mt \$40,000. Feb 4, 1909. Jan 31, 1911. 4:1015-59. A \$35,000-\$55,000. 20,000

44th st W, s s, 225 w 6th av, strip 0.1x100.5x0.3x100.5. Jno C Montgomery to Rocky Mountain Realty Co, 15 Broad st. Jan 28, 1911. 4:996. nom

- 44th st E, Nos 326 & 328, s s, 225 w 1st av, 50x100.5, 2-sty bk stable. Jacob Fleischhauer to N Y Veal & Mutton Co, 760 1st av. 1/2 part. All title. Jan 31. Feb 1, 1911. 5:1336-36. A \$18,000-\$23,000. nom
- 44th st E, Nos 326 & 328, s s, 225 w 1st av, 50x100.5, 2-sty bk stable. Eliza Fleischhauer et al EXRS, &c, Julius Fleischhauer to N Y Veal & Mutton Co, 760 1st av. 1/2 part. All title. Jan 31. Feb 1, 1911. 5:1336-36. A \$18,000-\$23,000. 15,000
- 45th st W, No 12, owned by party 1st part.
- 45th st W, No 14, owned by party 2d part.
- Party wall agreement. Jas A Farley, 26 E 48th st. with Wm H Owen, Jr, & Mary O Borden, 27 W 56th st. Jan 19. Jan 31, 1911. 5:1260. nom
- 48th st W, No 134, s s, 365 w 6th av, 20x100.5, 4-sty stn dwg. Harriet Bial to Flora Wollheim, 1225 Tinton av. All title. Jan 30, 1911. 4:1000-47 1/2. A \$32,000-\$33,000. nom
- 49th st W, Nos 220 & 222, s s, 360 e 8th av, 40x100.5, 9-sty bk hotel. Robt M Silverman to Lowell Realty Co, 505 5th av. Mts \$120,000 & all liens. Feb 1, Feb 2, 1911. 4:1020-49. A \$60,000-\$175,000. O C & 100
- 50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty bk tnt & str. Ida Cooper to Ellen Priess, 1234 Boston road. Mts \$26,000. Jan 25. Jan 27, 1911. 4:1078-60. A \$10,000-\$24,000. O C & 100
- 53d st W, No 62, s s, 95.6 e 6th av, 20x100.5, 4-sty & b stn dwg. Abram D Gillette et al to Frank E McGovern, 1630 E 15th st. Bklyn. Q C. Jan 11. Jan 27, 1911. 5:1268-70. A \$40,000-\$48,000. nom
- 53d st W, No 62, s s, 95.6 e 6th av, 20x100.5, 4-sty & b stn dwg. Frank E McGovern to Roberts Co, 141 Bway. Mt \$32,500. Jan 11. Jan 30, 1911. 5:1268-70. A \$40,000-\$48,000. O C & 100
- 55th st W, No 321, n s, 250 w 8th av, 18.9x100.5, 3-sty & b stn dwg. Henry Seedorf to Akron Bldg Co, 505 5th av. Mts \$11,500. Feb 1, 1911. 4:1046-22. A \$11,500-\$17,000. 100
- 55th st W, No 325, n s, 287.6 w 8th av, 18.9x100.5, 3-sty & b stn dwg. Marcus Pollak to Akron Bldg Co, 505 5th av. Mt \$15,000. Feb 1, 1911. 4:1046-20 1/2. A \$11,500-\$17,000. 100
- 56th st W, No 240, s s, 140 e 8th av, 22x100.5, 4-sty & b stn dwg. Leander S Sire to Fredk J Kelly, 559 Sanford av, Flushing, L I. Mt \$39,000. Dec 12. Jan 31, 1911. 4:1027-59. A \$29,000-\$33,000. nom
- 56th st W, No 238, s s, 162 e 8th av, 23x100.5, 4-sty & b stn dwg. Christine F Seckel to Fredk J Kelly, 559 Sanford av, Flushing, L I. Jan 30. Jan 31, 1911. 4:1027-58. A \$30,000-\$34,000. O C & 100
- 64th st E, No 228, s s, 205 w 2d av, 25x100.5, 6-sty bk tnt. Isaac S Heller to Emily M Roemer, 494 Greene av, Bklyn. Mt \$28,100 & all liens. Jan 31, 1911. 5:1418-33. A \$12,000-\$32,500. O C & 100
- 64th st E, No 230, s s, 180 w 2d av, 25x100.5, 6-sty bk tnt. Leopold Hellinger to Emily M Roemer, 494 Greene av, Bklyn. Mt \$18,000. Jan 31, 1911. 5:1418-32. A \$12,000-\$32,500. O C & 100
- 66th st E, Nos 223 to 227, n s, 100 w 2d av, 120x100.5, three 6-sty bk tnts. Samuel Werner to Geo Willi, Jr, 117 E 86th st. Mts \$141,000 & all liens. Jan 31. Feb 1, 1911. 5:1421-17 to 20. A \$60,000-\$153,000. O C & 100
- 66th st W, No 153, n s, 244.2 e Ams av, 30.9x100.4, 5-sty bk tnt. Jonas V Spero to Edw Aarons, 8301 19th av, Bklyn. All title. Mt \$35,500. Feb 1. Feb 2, 1911. 4:1138-11. A \$20,000-\$35,000. O C & 100
- 68th st W, No 105, n s, 80 w Columbus av, 20x100.5, 5-sty stn tnt. Patrick Shanley to Kathryn Shanley, his wife, both at 105 W 68th st. Mt \$18,000. Feb 1, 1911. 4:1140-28 1/2. A \$15,000-\$22,500. 100
- 69th st W, No 304, s s, 125 w West End av, 25x100.5, 5-sty bk tnt & str. Jennie H Lary to Wm H Hall, 66 W 89th st. May 22, 1906. Jan 30, 1911. 4:1180-38. A \$8,000-\$20,000. nom
- 69th st W, No 302, s s, 100 w West End av, 25x100.5, 5-sty bk tnt & str. Jennie H Lary to Wm H Hall, 66 W 89th st. May 22, 1906. Jan 30, 1911. 4:1180-37. A \$8,000-\$20,000. nom
- 71st st E, No 409, n s, 113 e 1st av, 25x102.2, 6-sty bk tnt. Bertha H Oats HEIR John K Oats to Margt Oats widow John K Oats, 374 W 46th st. All title. B & S & C a G. Mt \$15,000. Dec 2. Jan 31, 1911. 5:1466-5. A \$8,000-\$29,000. nom
- 71st st W, No 115, n s, 125 w Col av, 24.1x102.2, 5-sty bk tnt. Margt Nunan to Martin P Lodge, 172 W 97th st. Mt \$30,000. Jan 31, 1911. 4:1143-27. A \$19,000-\$32,000. O C & 100
- 72d st W, No 164, s s, 140 e Ams av, 19x102.2, 4-sty & b stn dwg. Atlantic Realty Co to Brown Brothers, Incorporated Owners & Builders, 33 E 20th st. Mts \$40,000. C a G. Feb 1. Feb 2, 1911. 4:1143-58 1/2. A \$29,000-\$42,000. O C & 100
- 72d st W, Nos 166 & 168, s s, 100 e Ams av, 40x102.2, 2, 4-sty & b stn dwgs. West 72d st corpn to Brown Bros, Incorporated Owners & Builders, 33 E 20th st. Mts \$95,000. C a G. Jan 30. Feb 2, 1911. 4:1143-59 & 60. A \$60,000-\$86,000. O C & 100
- 73d st E, No 113, n s, 695 w 3d av, 25x102.2, 5-sty bk dwg. Release Restrictions. Ames R E Pinchot to Ethel K Train, 113 E 73d st. Jan 28. Feb 1, 1911. 5:1408-8. A \$37,500-\$90,000. nom
- 75th st W, No 238, s s, 240 e West End av, 20x102.2, 3-sty & b bk dwg. Ora M Russell to Oscar Kress & Marion B his wife, joint tenants, 261-267 Fort Washington av. Mts \$28,000. Jan 27. Feb 1, 1911. 4:1166-54 1/2. A \$15,000-\$21,000. O C & 100
- 75th st W, No 241, n s, 228 e West End av, 22x100, with all title to strip in rear to c l of blk, 3-sty & b bk dwg. Josephine L Wright EXTRX Margt G Sistere to John S Montgomery at Riverside, Conn. Jan 30, 1911. 4:1167-10. A \$16,500-\$23,500. 32,500
- 76th st E, s s, 179.2 w Mad av, —x—. Party wall agreement. Dora Schiffer, 12 E 76th st, with S Reading Bertron (owner of 14 E 76th st), 46 W 54th st. Jan 18. Jan 27, 1911. 5:1390. nom
- 77th st E, No 216, s s, 330 w 2d av, 25x102.2, 5-sty bk tnt & str. Herman Treptow to Eliz Jablonsky, 553 E 134th st. Mts \$27,000. Jan 23. Feb 2, 1911. 5:1431-38. A \$11,000-\$27,000. gift & 100
- 80th st W, No 136, s s, 350 e Ams av, 19x102.2, 4-sty & b stn dwg. Marie R Stork to Henry A Parr, 24 W 32d st. Mt \$25,000. Jan 18. Feb 2, 1911. 4:1210-50. A \$11,000-\$23,500. 27,000
- 81st st W, No 173, n s, 46 e Ams av, 38.6x102.2, 5-sty bk tnt. Lizzie A Steers to Edw De Noyelles, 300 W 106th st. Henry Steers, 174 W 79th st & Edw C H Vogler, 180 W 81st st. Mt \$42,500. Feb 1. Feb 2, 1911. 4:1212-3. A \$23,000-\$46,000. O C & 100
- 81st st W, Nos 167 to 173, n s, 46 e Ams av, 15.4x102.2, 4 5-sty bk tnts. Bertha Blumenthal et al EXRS &c August Blumenthal to Lizzie A Steers, 174 W 79th st. Mts \$150,000. Jan 31. Feb 2, 1911. 4:1212-3 to 8. A \$92,000-\$184,000. 250,000
- 81st st E, No 224, s s, 279.2 w 2d av, 25.10x102.2, 5-sty bk tnt. Emma Wulff to Fredk Benzer, 317 E 20th st, Louis Benzer, 143 1st av & Wm Grieshammer, 59 Av C. Mts \$21,000. Jan 31, Feb 1, 1911. 5:1526-36. A \$11,500-\$22,000. O C & 100
- 84th st W, No 160, s s, 90.10 e Amsterdam av, 27.8x102.2, 5-sty bk tnt. Matthew J Wheelean to Margt Wheelean. All liens. June 26, 1909. Feb 1, 1911. 4:1214-60. A \$16,000-\$31,000. O C & 100
- 84th st E, Nos 235 to 237 on map Nos 233 to 237, n s, 201.8 w 2d av, 60x102.2, 6-sty bk tnt & str. Chas Schimmer to Harry Hastorf, 247 W 131st st. Mt \$63,500 & all liens. Jan 31. Feb 2, 1911. 5:1530-15. A \$29,000-\$77,000. O C & 100
- 86th st E, No 511, n s, 75 e Av A, 25x100, 4-sty bk tnt. Jno T Luckert et al to Edw Simerlein, 511 E 86th st. Mts \$14,500. Jan 30. Feb 2, 1911. 5:1583-6. A \$8,500-\$15,500. O C & 100
- 86th st W, No 316, s s, 241.1 w West End av, 20.11x102.2, 4-sty & b stn dwg. Jas A Hennessy to Stuard Hirschman, 316 W 86th st. Mt \$25,000. Jan 18. Feb 1, 1911. 4:1247-43. A \$15,000-\$29,000. O C & 100
- 87th st W, No 136, s s, 350 w Col av, 20x100.8, 4-sty & b stn dwg. Fredk A Elliott to Oscar Kress & Marion B his wife joint tenants, 461-467 Fort Washington av. Mts \$28,000. Jan 27. Feb 1, 1911. 4:1217-46 1/2. A \$12,000-\$23,500. O C & 100
- 87th st W, No 109, n s, 75 w Col av, 16.8x100.8, 3-sty & b stn dwg. Stronghold Realty Co to Oscar Kress & Marion B his wife joint tenants, 461-467 Fort Washington av. Mt \$15,000. Jan 27. Feb 1, 1911. 4:1218-28 1/2. A \$9,000-\$15,500. O C & 100
- 89th st W, No 66, s s, 140 e Col av, 20x 1/2 blk, 4-sty & b stn dwg. Wm H Hall to Jennie H Lary, 66 W 89th st. All liens. Jan 28. Jan 30, 1911. 4:1202-58. A \$13,500-\$26,000. nom
- 95th st E, No 24, s s, 81.9 w Mad av, 17x100.8, 5-sty bk dwg. Henry J Romberg to Lester Romberg, 24 E 95th st. All liens. Jan 26. Jan 27, 1911. 5:1506-60. A \$20,000-\$30,500. 100
- Same property. Lester Romberg to Henry J Romberg & Lydia his wife, 24 E 95th st. All liens. Jan 26. Jan 27, 1911. 5:1506. O C & 100
- 97th st E, Nos 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty bk tnt. Valerie Frank to Jennie M Beattie, 940 Metropolitan av, Bklyn, N Y. Mt \$18,000. Jan 27. Feb 2, 1911. 6:1647-9. A \$9,000-\$19,000. O C & 100
- 98th st E, No 217, the business. Power of attorney. Pepi Adel to Sam Lui Adel. Jan 30. Feb 1, 1911. P A.
- 99th st E, No 224, s s, 212.6 w 2d av, 37.6x100.11, 6-sty bk tnt & str. Alex Spiro to Irwin L Solomon, 1990 7th av. Mts \$33,000 & all liens. Feb 1, 1911. 6:1648-33. A \$13,500-\$44,000. O C & 100
- 99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty bk tnt & str. Alex Spiro to Irwin L Solomon, 1990 7th av. Mt \$33,000. & all liens. Feb 1, 1911. 6:1648-32. A \$13,500-\$44,000. O C & 100
- 100th st E, Nos 313 & 315, n s, 220 e 2d av, 40x100.11, 6-sty bk tnt & str. Rufus Realty Co to Rose Bester, 139 W 113th st, & Celia Lazinsk, at Colchester, Conn, B & S. Mts \$44,300 & all liens. Jan 31, 1911. 6:1672-10. A \$12,000-\$44,000. O C & 100
- 101st st E, No 188, s s, 220 e Lex av, 25x100.11.
- 101st st E, No 190, s s, 245 e Lex av, 25x100.11.
- 101st st E, No 192, s s, 270 e Lex av, 25x100.11.
- three 5-sty bk tnts.
- FORECLOS, Jan 18, 1911. Irving S Dorf referee to Julius Levy, 1108 1st av. Jan 26. Jan 27, 1911. 6:1628-42 to 44. A \$24,000-\$69,000. 6,500
- 103d st E, No 152, s s, 49.6 e Lex av, 26x100.11, 5-sty stn tnt. Sam Kasinitz to Fannie Wingrad, 152 E 103d st. Mts \$18,500. June 24, 1909. Feb 2, 1911. 6:1630-51. A \$10,500-\$21,000. nom
- 105th st E, No 327, n s, 320 e 2d av, 30x100.11, 6-sty bk tnt & str. FORECLOS, Jan 25, 1911. Saml S Isaacs referee to Wilson M Powell, 324 W 58th st. Jan 26, 1911. Jan 30, 1911. 6:1677-14. A \$8,500-\$32,500. 26,000
- 105th st E, No 251, n s, 94 w 2d av, runs n 24.5 x e 0.6 x n 76.6 x w 26.6 x s 100.11 to st x e 26 to beginning, 5-sty bk tnt & str. Jacob Gildenberg to Julia Gildenberg his wife, 110 Susquehanna av, Olyphant, Pa. All title. B & S. Mt \$21,500. Jan 30, 1911. 6:1655-20. A \$8,000-\$23,000. O C & 100
- 107th st E, No 336, s s, 50 w 1st av, 50x63.5, 6-sty bk tnt & str. Selma Alexander to Meyer Jarmulowsky, 1186 Lex av. All liens. Jan 31. Feb 2, 1911. 6:1678-30. A \$11,000-\$40,000. O C & 100
- 108th st E, No 229, n s, 360 e 3d av, 25x100.11, 4-sty stn tnt. Max M Berman to Bertha Pollack, 353 Rockaway av, Bklyn. Mt \$12,000. Jan 21. Jan 27, 1911. 6:1658-15. A \$8,000-\$17,000. nom
- 108th st W, s s, 175 e Col av, 75x100.11, vacant. General release. especially as to bldg loan for \$60,000. Mica Constn Co to The Crest Realty Co. Mar 29, 1910. Jan 27, 1911. 7:1843-55. A \$39,000-\$39,000. 250
- 110th st E, No 440, s s, 445 e 1st av, 75x100.11, 3-sty bk tnt & fr bldgs of coal yd. Ratje Bunke & Justine his wife to Diedrich Bunke, 1847 Bathgate av, & John Meyer, 2676 Decatur av. Mt \$6,000. Jan 24. Feb 2, 1911. 6:1703-30 to 32. A \$18,000-\$21,500. O C & 100
- 113th st E, No 335, n s, 250 w 1st av, 25x100.10, 5-sty bk tnt. Bertha H Oats HEIR John K Oats to Margt Oats widow John K Oats, 374 W 46th st. All title. B & S & C a G. Mt \$12,000. Dec 2. Jan 31, 1911. 6:1685-18. A \$7,000-\$23,500. nom
- 113th st E, No 318, s s, 412.6 w 1st av, 31.3x100.11, 5-sty bk tnt. Angelo Pasquale, 627 W 48th st, to Antonio Spinelli & Teresa Renzo, both of 320 E 113th st. Mt \$25,000. Feb 1, 1911. 6:1684-45. A \$9,500-\$33,000. O C & 100
- 113th st E, Nos 163 & 165, n s, 180 w 3d av, 40x100.10, two 4-sty bk tnts. Annie McKenna to Alice O'Grady, 166 E 111th st. Mt \$17,750. Jan 27. Feb 1, 1911. 6:1641-29 & 30. A \$16,000-\$24,000. O C & 100
- 114th st W, No 214, s s, 250 w 7th av, 25x100, 5-sty bk tnt. Albert Marschat to Caroline wife Albert Marschat, at Sheffield, Mass. Mt \$20,000. Jan 31. Feb 1, 1911. 7:1829-44. A \$13,000-\$26,000. O C & 100
- 114th st E, Nos 202 to 206, on map Nos 202 & 204, s s, 80 e 3d av, 42.4x100.11, 6-sty bk tnt & str. Leo Gottesman et al to Julius B Fox, 520 Ocean av, Jersey City, N J. All liens. Jan 28. Jan 30, 1911. 6:1663-48. A \$14,000-\$49,000. O C & 100
- 115th st E, No 320, s s, 250 e 2d av, 25x100.10, 4-sty bk tnt. Michele Marrozzo or Marrazzo & Rosa his wife to Tobia Marrazzo, all at 449 E 118th st. All liens. Jan 28. Feb 1, 1911. 6:1686-42. A \$8,000-\$16,000. nom
- 116th st W, No 135, n s, 317.9 e 7th av, 28.6x100.11, 5-sty bk tnt. Mary Dux to Sarah Goldberg, 187 Stockton st, Bklyn, N Y. Mt \$28,000. Jan 27, 1911. 7:1901-15. A \$21,600-\$36,000. nom
- Same property. Sarah Goldberg to Jennie H Morrison, 327 W 112th st. Mt \$28,000. Jan 27, 1911. 7:1901. nom

116th st W, No 135, n s, 317.9 e 7th av, 28.6x100.11, 5-sty bk tnt. FORECLOS, Dec 28, 1910. Francis S McAvoy referee to Mary Dux, 772 9th av. Mt \$28,000 & all liens. Jan 27, 1911. 7:1901-15. A \$21,600-\$36,000. 7:000

117th st W, No 419, n s, 186 e Ams av, 18x100.11, 5-sty stn dwg. Mary E Brown widow to TRUSTEES Columbia College, 116th st & Ams av. Mt \$19,000. Jan 31, 1911. 7:1961-46½. A \$10,000-\$22,000. O C & 100

118th st W, No 26, s s, 385 w 5th av, 25x100.11, 5-sty bk tnt. Julius Litwak to Herman Weiss, 185 Reid av, Bklyn. Mts \$30,000 & all liens. Jan 27, 1911. 6:1601-52. A \$14,000-\$26,000. O C & 300

Same property. Herman Weiss to Rosa Rothschild, 672 St Nicholas av. Mts \$30,000 & all liens. Jan 27, 1911. 6:1601. O C & 100

119th st E, No 305, n s, 75 e 2d av, 19.3x100.11, 4-sty stn tnt. S & F Realty Co to Aaron Pollock, 1731 St Johns pl, Bklyn. All liens. Jan 25, 1911. 6:1796-5. A \$5,100-\$11,700. nom

121st st E, No 520, s s, 225 e Pleasant av, runs s 80 x e 1.5 x s 20.11 x e 21.7 x n 100.11 to st x w 23 to beg, vacant. David Katzenstein to Ella Senior, 500 W 170th st. Mt \$6,000. Nov 5, Feb 2, 1911. 6:1817-26. A \$4,500-\$4,500. omitted

Same property. Martin C Wright to same. Q C. Jan 19, Feb 2, 1911. 6:1817. O C & 100

Same property. Saml Banard to same. Q C. Jan 13, Feb 2, 1911. 6:1817. O C & 100

122d st W, No 273, n s, 100 e 8th av, 20x100.11.

122d st W, No 271, n s, 120 e 8th av, 20x100.11.

122d st W, No 269, n s, 140 e 8th av, 20x100.11.

three 5-sty stn tnts & str.

Aaron Coleman to Mary Reiser, 527 E 148th st. Mts \$37,500. Jan 24, Jan 27, 1911. 7:1928-5 to 7. A \$31,200-\$51,000. O C & 100

Same property. Mary Reiser to Aaron Coleman, 50 W 68th st. Mts \$55,000. Jan 24, Jan 27, 1911. 7:1928. O C & 100

Same property. Aaron Coleman to Geo W Eccles, 371 Sanford av, Flushing, L I. Jan 24, Jan 27, 1911. 7:1928. O C & 100

122d st E, No 174, s s, 150 w 3d av, 26x75.1, 5-sty bk tnt. Marcus L Osk et al to Geo W Brettell, 29 Meadow lane, New Rochelle, N Y. B & S. All liens. Jan 27, 1911. 6:1770-43. A \$9,000-\$21,000. nom

Same property. Release mt. Alfred Frankenthaler to same. Jan 26, Jan 27, 1911. 6:1770. 350

122d st W, No 104, s s, 80 w Lenox av, 20x100.11, 3-sty & b stn dwg. John R McGoughran to Henry P McGoughran at Rochester, N Y. Q C. Jan 20, Jan 30, 1911. 7:1906-37. A \$10,400-\$18,500. nom

123d st W, No 204, s s, 96 w 7th av, 16x100.11, 3-sty & b stn dwg. Caroline L Burnap & ano HEIRS, &c, Wm H Burnap to Adelaide S Hoyt, 141 W 123d st. Mt \$10,000. Jan 30, Jan 31, 1911. 7:1928-37½. A \$8,300-\$12,000. O C & 100

126th st E, No 235, n s, 218.4 w 2d av, 16.8x99.11, 3-sty stn dwg. Henry A Wingert to Jos F A O'Donnell, 500 W 143d st. Mt \$5,500. Oct 1, Jan 28, 1911. 6:1791-16. A \$5,500-\$9,000. 100

128th st W, Nos 71 to 75, n s, 153.9 e Lenox av, 56.3x99.11, three 5-sty stn tnts.

Lewis st, No 11, w s, 158.4 n Grand st, 16.8x100, 6-sty bk loft & str bldg.

Ottillie Block of Phila, Pa, to Klara Israel, 312 Oxford st, Phila, Pa. All title to life estate. B & S & C a G. Dec 23, Jan 30, 1911. 6:1726-8 to 9½. A \$27,000-\$57,000; 2:326-19. A \$9,000-\$22,000. nom

128th st W, No 77, n s, 135 e Lenox av, 18.9x99.11, 5-sty stn tnt. Ottillie Block to Alma Samuel, 312 Oxford st, Phila, Pa. Mt \$13,000. Dec 10, Jan 30, 1911. 6:1726-7. A \$9,000-\$19,000. nom

129th st W, Nos 251 to 255, n s, 199 e 8th av, 76x99.11, 6-sty bk tnt. FORECLOS, Dec 30, 1910. Leopold W Harburger referee to Moritz Door, 44 W 73d st. Mt \$115,000. Jan 30, 1911. 7:1935-9. A \$34,000-\$120,000. 20,000

130th st W, No 158, s s, 193.9 e 7th av, 18.9x99.11, 3-sty & b stn dwg. Jno T Alwaise to Jas J Wilson, 288 St Nicholas av. Jan 25, Jan 27, 1911. 7:1914-55. A \$8,200-\$12,500. 100

133d st W, No 69, n s, 110 e Lenox av, 25x99.11, 5-sty bk tnt. Herman M Schaap et al to Jos Boss, 455 Hopkinson av, Bklyn. Mt \$18,000 & all liens. Jan 16, Jan 28, 1911. 6:1731-6. A \$9,000-\$20,000. O C & 100

133d st W, Nos 537 & 539, n s, 400 w Ams av, 50x99.11, 6-sty bk tnt. Eugene C Stahn to Fagel & Co, 411 17th st, Bklyn. Mts \$55,000. Feb 1, Feb 2, 1911. 7:1987-15. A \$17,000-\$60,000. O C & 100

133d st W, Nos 537 & 539, n s, 400 w Ams av, 50x99.11, 6-sty bk tnt. Bertha M Stahn to Eugene C Stahn, 535 W 135th st. ½ part. All title. All liens. Nov 2, Feb 2, 1911. 7:1987-15. A \$17,000-\$60,000. nom

134th st W, No 30, s s, 438 w 5th av, 22x99.11, 5-sty stn tnt. Julius Wolford to Harrison M Stewart, 125 5th av. Mt \$15,750. Jan 31, Feb 1, 1911. 6:1731-54. A \$8,000-\$19,500. O C & 100

136th st W, Nos 607 to 613, n s, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts. Emerson Realty Co to Lowell Realty Co, 505 5th av. Mt \$105,000. Dec 30, Feb 2, 1911. 7:2002-40 & 41. A \$52,200-\$126,000. nom

Same property. Lowell Realty Co to Alfred L Anderson at Closter, N J. Mt \$105,000 & all liens. Feb 1, Feb 2, 1911. 7:2002. O C & 100

136th st W, Nos 607 to 613, n s, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts. Alfred L Anderson to Tomahawk Realty Co, 319 W 92d st. Mt \$130,000. Feb 1, Feb 2, 1911. 7:2002-40 & 41. A \$52,200-\$126,000. O C & 100

139th st W, No 219, n s, 496.1 e 8th av, 32.4x99.11, 4-sty bk dwg. Mary M Brady to Minna Tobias, 234 W 142d st. Mts \$16,650. Feb 1, Feb 2, 1911. 7:2025-21. A \$11,500-\$18,000. nom

142d st W, No 234, s s, 240.3 e 8th av, 39.11x99.11, 5-sty bk tnt. Minna Tobias to Mary M Brady, 417 W 144th st. Mts \$40,200. Jan 11, Feb 2, 1911. 7:2027-54. A \$13,500-\$42,000. nom

142d st W, No 522, s s, 345 e Bway, 15x99.11, 3-sty & b stn dwg. Margt Rosendale to Eliz & Zelia F Garner, 522 W 142d st. Mt \$8,000. Jan 31, Feb 1, 1911. 7:2073-49½. A \$4,000-\$13,000. O C & 100

144th st W, No 417, n s, 195 e Convent av, 19x99.11, 4-sty & b bk dwg. Hugh J O'Donnell to Mary M Brady, 417 W 144th st. All liens. Jan 31, Feb 1, 1911. 7:2050-53. A \$4,500-\$15,500. nom

145th st W, Nos 155 to 161, n s, 140 e 7th av, 80x99.11, 2 6-sty bk tnts & str. Clementine M Silverman to Hamilton Terrace Co, 3089 Bway. B & S. All liens. Jan 28, Feb 2, 1911. 7:2014-8. A \$20,000-\$53,000. 100

Same property. Hamilton Terrace Co to Westown Realty Co, 160 Bway. Mt \$100,000. Feb 1, Feb 2, 1911. 7:2014. O C & 100

147th st W, No 417 (411), n s, 640.3 e Ams av, also abt 215 e Convent av, 14.9x99.11, 3-sty & b stn dwg. Otto Denecke, 417 W 147th st, to Caroline M Denecke, 417 W 147th st. Mts \$10,000. Jan 24, Jan 27, 1911. 7:2062-26½. A \$4,400-\$11,000. nom

Same property. Caroline M Denecke to Isaac C Hotelling, Jr, at Briarcliff Manor, West Co, N Y. Mts \$10,000. Jan 24, Jan 27, 1911. 7:2062. nom

153d st W, No 454, s s, 225 e Ams av, 16.8x94.11, 3-sty & b stn dwg. Jos H Wade to Olive B Wade his wife, 454 W 153d st. B & S. Mts \$9,000. Jan 27, Jan 28, 1911. 7:2067-55. A \$4,600-\$9,000. O C & 100

158th st W, n s, 69.5 e 8th av, runs n e 92 to pt on top of pier x s 12 & s w S1 to st, x w 16 to beg.

Strip begins on top of pier of R R bridge abt 47 e U S pier & bulkhead line on Harlem River, runs n 10.7 x e 112.11 to s s of right of way & s w 29.3 x w S1.9 to beg.

Parcel begins at s s of 2d parcel prolonged to w line of right of way of R R at pt 40 w of c l of said right of way, runs n 10 x e 80.4 x s 10 x w 80.4 to beg.

Agreement as to approaches to foot walk of Putnam Bridge, easements, etc. N Y & Putnam R R Co et al with City of N Y. Dec 27, Jan 27, 1911. 8:2105; 9:2509. nom

163d st W, No 444, s s, 162.6 e Ams av, 37.6x112.6, 6-sty bk tnt. Margt E Napier to Annie Roberts, 18 E 109th st. Mts \$45,100. Nov 29, 1910. Jan 30, 1911. 8:2110-13. A \$12,000-\$45,000. O C & 100

163d st W, No 448, s s, 85 e Ams av, runs s 100 x e 15 x s 12.6 x e 25 x n 112.6 to st x w 40 to beginning, 5-sty bk tnt. Marie Hergesheimer to West Bronx Realty Co, 26 Ferry st. Mt \$35,000. Jan 27, Jan 30, 1911. 8:2110-10. A \$15,000-\$44,000. O C & 100

177th st W, No 502, s s, 100 w Ams av, 42.6x99.11, 5-sty bk tnt. Nestor Holding Co to Annie L Kneer, 236 W 51st st. Mts \$41,000 & all liens. Jan 31, Feb 1, 1911. 8:2132-106. A \$10,000-\$37,000. O C & 100

177th st W, No 506, s s, 142.6 w Ams av, 42.6x99.11, 5-sty bk tnt. Nestor Holding Co to Geo W Kosmak, 23 E 93d st. Mt \$41,000 & all liens. Jan 31, Feb 1, 1911. 8:2132-104. A \$10,000-\$37,000. O C & 100

177th st W, No 510, s s, 185 w Ams av, 42.6x99.11, 5-sty bk tnt. Nestor Holding Co to Paul-Ward Co, 258 Bway. Mt \$41,000 & all liens. Jan 21, Feb 1, 1911. 8:2132-102. A \$10,000-\$37,000. O C & 100

177th st W, No 514, s s, 227.6 w Ams av, 42.6x99.11, 5-sty bk tnt. Nestor Holding Co to Fredk Mathesius, Jr, 226 W 72d st. Mt \$41,000 & all liens. Jan 31, Feb 1, 1911. 8:2132-100. A \$10,000-\$37,000. O C & 100

179th st W, Nos 660 & 662, s s, 137.6 w Wadsworth av, 37.6x100, 5-sty bk tnt. Mary Cohen to Myer Cohen, 25 St Nicholas av. All liens. Jan 23, Jan 27, 1911. 8:2163-9. A \$10,200-\$36,000. O C & 100

180th st W, | s w cor Pinehurst av, 112.10x200 to n s 179th st, Pinehurst av | x100 to Pinehurst av, x200.5, vacant. Jacob Hirsh 179th st | to Rountree Realty & Const Co, 609 5th st, Bklyn. Mts \$49,000. Jan 26, Jan 27, 1911. 8:2177-158 & 160. A \$58,000-\$58,000. O C & 100

180th st W, Nos 504 & 506, s s, 137.6 w Ams av, 37.6x100, 5-sty bk tnt. Mt \$38,000.

180th st W, No 502, s s, 100 w Ams av, 37.6x100, 5-sty bk tnt. Mt \$37,000.

Wallach, Reiser & Co to Saml Kramer, 118 W 112th st, Jan 12, 1911. 8:2152-43 & 45. A \$19,000-\$70,000. Corrects error in issue of Jan 14, when 2 parcel was 189th st W, No 502.

209th st W, s s, 225 e Ams av, or 10th av, 75x99.11, vacant. Chas R Hubert to Max Marx, 419 Convent av. Jan 30, Jan 31, 1911. 8:2205-14. A \$10,500-\$10,500. O C & 100

215th st W, bet Park Terrace E & Isham av, land to c l of st in front of land owned by party 1st part. Wm H Hurst to City of N Y. All title. June 1, 1910. Feb 1, 1911. 8:2243. nom

Same property. John H Hyde to same. All title. June 1, 1910. Feb 1, 1911. 8:2243. nom

218th st | s w s, at s e s Seaman av, 104.7x110.9x100x80, va-Seaman av | cant. Anaconda Realty & Constn Co to Francis J Fee & Anastasia Murphy both at 113 W 94th st. Mt \$10,000 & all liens. Jan 27, Jan 28, 1911. 8:2243-378. A \$8,000-\$8,000. O C & 100

Av A, No 1385, w s, 76.8 s 74th st, 25.6x100, 5-sty stn tnt & str. Eva Stern to Pauline Nichols, 2134 Ams av. Mt \$16,000. Feb 1, Feb 2, 1911. 5:1468-25. A \$9,000-\$23,000. O C & 100

Av B, No 44, n w s, 72.2 n e 3d st, 24x80, 5-sty bk tnt & str. Leopold Eigner to Hermina Abend, 938 Longwood av. All title. Mt \$30,000. Feb 1, Feb 2, 1911. 2:399-35. A \$19,500-\$33,000. nom

Av B, No 261, e s, 88.3 s 16th st, 26.6x88, 5-sty bk tnt & str. Holzman Realty Co to Jos Holzman, 149 W 122d st. Mts \$21,400 & all liens. Jan 31, Feb 2, 1911. 3:983-5. A \$11,150-\$19,500. O C & 100

Av B, No 279, e s, 42 n 16th st, 20x93, 5-sty bk tnt & str & 2-sty bk shop in rear. Isaac Willetsky to Max E Bloch, 67 Forsyth st. All title. Mt \$10,750. Jan 21, Jan 30, 1911. 3:984-3. A \$8,250-\$12,500. O C & 100

Av C, No 129, w s, 20 n 8th st, 20x75, 5-sty bk tnt & str. Saml J Cohen to Morris D Eichler, 129 Av C. Mt \$11,000. Feb 1, Feb 2, 1911. 2:391-37. A \$12,000-\$20,000. O C & 100

Amsterdam av, No 54 | s w cor 62d st, 25.5x100, 5-sty stn tnt 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. ¼ part. C a G. Jan 23, 1911. 4:1153-36. A \$26,000-\$43,000. Corrects error in last issue when property was given as Amsterdam av, No 140, n w cor 66th st, 25.5x90. nom

Bowery, No 11, e s, abt 95 n Division st, 22x64.4x21.1x64.4, 5 & 6-sty stn lodging house & str. Louise D Barrett to Curtiss P Byron, 2224 Ams av. Mts \$13,000 & all liens. Jan 31, 1911. 1:289-4. A \$16,000-\$22,000. nom

Same property. Curtiss P Byron to Saml Williams, 71 W 113th st, Saml Grodinsky, 60 E 93d st, & Jos H Schwartz, 68 Lenox av. Mt \$20,000. Jan 31, 1911. 1:289. O C & 100

Broadway, No 2188, e s, 77.4 s 78th st, 25.9x30.5x25.6x34.1, 3-sty bk tnt & str. Robt F Neumann to Peter Doelger, 339 W 100th st. Mt \$20,000. Jan 28, Jan 31, 1911. 4:1169-51. A \$21,000-\$23,000. O C & 100

Broadway | s w cor 181st st, 133.2x147.4x125x193.5.

181st st |

Fort Washington av | n e cor 179th st, 100.1x170x100x174.5.

179th st |

Agreement as to release from all liability for payment of all moneys received upon sale of first parcel & that party 2d part may mortgage the second parcel to erect a church, N Y Protestant Episcopal City Mission Society, a corpn, 38 Bleecker st, with Holyrood Church, 4249 & 4257 Bway & Edmund A Embury, of Summit, N J. Jan 19, Jan 28, 1911. 8:2176. nom

Broadway, No 2188, e s, 77.4 s 78th st, 25.9x30.5x25.6x34.1, 3-sty bk tnt & str. Margt Donohue et al HEIRS, &c, Philip Donohue to Robt F Neumann, 1226 Tinton av. Jan 20. Jan 30, 1911. 4:1169-51. A \$21,000-\$23,000. O C & 100

Broadway, No 3120 | n e cor 124th st, 101.10x75, 7-sty bk tnt. 124th st | Simon E & Max E Bernheimer et al to Simax Realty Co, 2566 Bway. Mt \$110,000. Jan 24. Jan 28, 1911. 7:1979-1. A \$73,000-\$175,000. O C & 100

Broadway | s w cor 181st st, 133.2x172.4x125x218.5, 1-sty stn 181st st | church & 1-sty stn parish house, & vacant. Holyrod Church to Alexander Grant Constn Co, 701 W 178th st. Jan 26. Jan 27, 1911. 8:2176-128. A Exempt-exempt. O C & 100

Broadway | n w s, 100.8 s w Isham st, 50.4x264.4 to e s Cooper st, Cooper st | x50x269.8, vacant. Chas E Heuberer to Jas Alexander, 916 St Nich av. Mts \$18,500 & all liens. Feb 2, 1911. 8:2242-41, 42, 55 & 56. A \$18,000-\$18,000. nom

Broadway, No 371 | w s, 75 n Franklin st, 25x150 to Franklin alley, Franklin alley | 5-sty stn loft & str bldg. Edmund J Bamberger of Phila, Pa, to Chas W Meell, Jr, 729 South Broad st, Phila, Pa. Mts \$172,500. Jan 25. Feb 1, 1911. 1:175-31. A \$125,000-\$165,000. nom

Broadway (Kingsbridge road), e s, 25.2 s 187th st, 25.2x107.7x25 x111, vacant. St Nicholas av (11th av), e s, 200 s 187th st, as intended, 64.11x175x64.5x175, vacant, & parts two 5-sty bk tnts, except part conveyed Oct 5, 1899, & part for st. Interior lot, 14.10 n 186th st & 150 e St Nicholas av (11th av), runs e 25 x n 100 x w 25 x s 100 to beginning, part 5-sty bk tnt. Bertha H Oats HEIR John K Oats to Margt Oats widow John K Oats, 374 W 46th st. All title. B & S & C a G. Dec 15. Jan 31, 1911. 8:2167-46. A \$5,000-\$5,000; 2157-part lots 67, 95 & 96. A \$-\$. nom

Claremont av, No 188, e s, 220 n 125th st, 40x100, 5-sty bk tnt. Jos J MacKeown to Anna M & Edna D Bornhoeft both at East Stroudsburg, Pa. Mts \$45,000. Jan 5. Feb 2, 1911. 7:1993-105. A \$27,200-\$50,000. 100

Columbus av, No 9, e s, 75.5 s 60th st, 25x100. Release claims, &c, for station platform extension. Paul Kaskel to Interborough Rapid Transit Co, 165 Bway, et al. Mts \$37,000. Feb 21, 1910. Jan 31, 1911. 4:1112. 625

Edgecombe av, No 189, w s, 442.4 s 145th st, 16.8x100, 3-sty & b bk dwg. Geo A Feld to Fredk E Glasser, 187 Edgecombe av. Mt \$9,000. Jan 31, 1911. 7:2051-79. A \$4,200-\$9,800. O C & 100

Edgecombe av, Nos 165 & 167, w s, 515 s 145th st, 40x100, 5-sty bk tnt. Simon Epstein to Burns Bros, 50 Church st. All liens. Jan 27. Jan 31, 1911. 7:2051-83. A \$10,500-\$38,500. O C & 100

Edgecombe av, No 209, w s, 275 s 145th st, 16.8x100, 3-sty & b bk dwg. August Gerleit to Peter Stein, 260 W 144th st. Mt \$7,000. Jan 31. Feb 1, 1911. 7:2051-69. A \$4,200-\$10,000. O C & 100

Fort George av | w s, at s e s St Nicholas av (11th av), runs n e St Nicholas av | along Fort George av as it bends 611.5 x n w 147.8 to s e s St Nich av (11th av) x s e 647.10 to beginning, vacant. Dyckman st, w s, 100 s Sherman av, 100x150, vacant. City Real Estate Co to Elkhorn Land Co, 20 Exchange pl. Jan 30. Jan 31, 1911. 8:2149-257 & 280. A \$19,500-\$19,500; 2174-42. A \$28,000-\$28,000. nom

Greenwich av, No 53, w s, 21 s Perry st, 21x73x21x68.7, 4-sty bk tnt. N Y Life Ins & Trust Co TRUSTEE Noah Norris to Ensign Realty Co, 156 Bway. Jan 30. Feb 1, 1911. 2:612-58. A \$9,500-\$11,500. 12,750

Greenwich av, No 53, w s, 21 s Perry st, 21x73x21x68.7, 4-sty bk tnt. Ensign Realty Co to Nathan Glassheim, 468 Riverside Drive. Jan 31. Feb 1, 1911. 2:612-58. A \$9,500-\$11,500. O C & 100

Lexington av, No 1947 | n e cor 120th st, 100.11x49.11, three 120th st, Nos 143 to 147 | 3-sty bk tnts & str & 2-sty bk bldg & str on av. Legal Realty & Mortgage Co to Chas A Rieser, 208 11th st, Hoboken, N J. Mts \$46,500. Jan 3. Jan 31, 1911. 6:1769-21 & 22. A \$32,500-\$44,500. O C & 100

Lenox av, No 67, w s, 75.11 n 113th st, 25x100, 5-sty bk tnt & str. Henry Greenberg to Annie Greenthal, 174 St Nicholas av. Mts \$29,500. Jan 27. Jan 28, 1911. 7:1823-32. A \$22,000-\$34,000. nom

Lexington av, Nos 181 to 187 e s, 20 n 31st st, runs n 78 x e 100 x 31st st, No 137 | s 18 x e 3.11 x s 80 to n s 31st st, x w 18.6 x n 20 x w 85.5 to beg, 5, 4-sty & b bk dwgs. Emanuel Baruch to Justa Realty Co, 2 Rector st. Q C. Jan 28. Feb 2, 1911. 3:887-26 to 29 & 31. A \$82,000-\$100,000. nom

Lexington av, No 979, e s, 36 s 71st st, 16x69, 4-sty & b stn dwg. Fred B Wilson to Mary E Smith, 106 W 84th st. Mt \$12,000. Jan 18. Feb 1, 1911. 5:1405-51½. A \$11,000-\$16,500. O C & 100

Madison av, No 1780, w s, 25.11 s 117th st, 25x90, 5-sty bk tnt & str. Benj H Davis to Ida B wife Benj Davis, 551 W 157th st. Mt \$25,500. Jan 20. Feb 1, 1911. 6:1622-58. A \$17,500-\$30,000. O C & 100

Madison av, No 416 (412), w s, 51 n 48th st, 24.5x95, 4-sty & b stn dwg with 1 & 2-sty bk extension. John D Slayback to Charlotte Weatherley, 67 W 48th st. Jan 30. Feb 1, 1911. 5:1284-16. A \$59,000-\$67,000. O C & 100

Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110, 2 5-sty bk tnts & str. Lucius H Beers to Alfred C Bachman, 265 W 121st st. Mt \$55,000. Feb 1. Feb 2, 1911. 6:1622-16 & 17. A \$31,000-\$56,000. O C & 100

Madison av, Nos 1932 to 1940 | n w cor 124th st, 100.11x95, two 124th st, Nos 25 & 29 | 7-sty bk tnts with str on av. Myron H Oppenheim to De Peyster Realty Co, 135 Front st. All liens. Jan 26. Jan 27, 1911. 6:1749-14 & 16. A \$113,000-\$275,000. nom

Madison av, No 1320, w s, 84.8 n 93d st, 16x87.9, 3-sty stn dwg. Nellie Shulman to Samson Mayer, 115 E 89th st. B & S. Mt \$19,000. Jan 23. Jan 27, 1911. 5:1505-19½. A \$21,000-\$25,000. omitted

Park av, No 1648, w s, 100.10 n 116th st, 24.10x90, 5-sty bk tnt & str. Benj Harris to Joel Rodman, 2010 7th av. Mts \$20,000. Jan 27. Jan 28, 1911. 6:1622-37. A \$9,500-\$20,000. O C & 100

Park row, Nos 160 & 162, n w s, abt 30 s w Baxter st, runs n w 120 & 20.6 x s e 26 x s 20.8 x s e 92.1 to st, x e 25 to beg. 3-sty bk lodging house & str. Warren S Sillocks et al to Sillocks Realty Co, 165 Bway. Mt \$20,000. Jan 20. Jan 27, 1911. 1:160-51. A \$32,000-\$37,000. O C & 100

Park av, No 582, w s, 20.5 n 63d st, 20x75, 4-sty stn tnt & str. Adele wife Chas Gumb to Wm F Devine, 108 Cumberland st, Bklyn, N Y. Jan 31. Feb 1, 1911. 5:1378-34. A \$27,000-\$32,000. O C & 100

Riverside Drive, No 194 | s e cor 92d st, runs e 125 x s 100.4 to 92d st, No 316 | n s old lane, x n w 125.2 to Drive, x n 102.7 to beg with all title to said old lane. Release all land lying s of e l of the old lane, 7-sty bk tnt. Release mt Union Dime Savings Bank to Townsend Realty Co, 1328 Bway. All title. Dec 18, 1909. Feb 1, 1911. 4:1251-71. A \$185,000-\$425,000. nom

Seaman av | s e cor 215th st, runs s 100 x w 40 to e l of av x n 215th st | 100 to 215th st x e 40 to beginning. Kate C McAvoy to City of N Y. All title. June 1, 1910. Feb 1, 1911. 8:2243. nom

Seaman av, land in bed of av in front of lots described in 2 mts made by Schinsky June 5, 1905. Release mt. Nellie J Cunningham TRUSTEE Cath Donovan to City of N Y. Dec 6. Feb 1, 1911. 8:2243. nom

Wadsworth av | n e cor 177th st, 89.10x100, 6-sty bk tnt. Jno B 177th st | Berry Co to Walter B Pugh, 1978 Bathgate av. Mts \$187,000. Feb 2, 1911. 8:2144-29. A \$36,500-\$-. nom

West End av, e s, 116.8 n 71st st, 0.6x65.3x0.8x55.3. Conveyance of strip & agreement cancelling party wall agreement &c. Wm E D Stokes to Alfred R Conkling, 76 Wm st. July 11, 1890. Feb 2, 1911. 4:1163-part lots 61½ & 33½. A \$-\$. 1,000

West Broadway, Nos 566 to 576 Washington sq S, No 64, or 4th st, No 72 | n w cor 3d st, runs 3d st, Nos 65 & 67 | n 209.6 to s s 4th st, or Washington square South, x w 25 x s 56.8 x w 25 x s 153 to n s 3d st, x e 50 to beg, 2, 3, 1, 4 & 1 10-sty bk loft & str bldgs. FORECLOS. Jan 23, 1911. Bertram L Kraus ref to Lewis A London, 215 W 101st st & Benj Florsheim, 231 W 96th st. Mt \$150,000. Jan 26. Jan 27, 1911. 2:538-23, 24, 38 & 39. A \$111,000-\$197,500. 36,000

West Broadway, No 174, w s, 50 n Worth st, 25x50, 1-sty bk str. John R McGoughran to Henry P McGoughran, at Rochester, N Y. Q C. Jan 20. Jan 30, 1911. 1:179-38. A \$16,000-\$16,500. nom

1st av, No 2169, w s, 25.11 n 112th st, 25x100, 6-sty bk tnt & str. Salvatore Soraci to Maria Bove, 247 E 116th st. Mts \$28,000. Jan 28, 1911. Jan 30, 1911. 6:1684-26. A \$10,000-\$34,000. O C & 100

2d av, No 2282 | n e cor 117th st, 25x81, 5-sty stn tnt & str. 117th st, No 301 | Mortgage & Transfer Co to Chas F Pundt, 149 E 63d st. Mts \$29,000. Dec 28. Jan 31, 1911. 6:1689-1. A \$14,000-\$29,000. O C & 100

2d av, No 1867, w s, 25.6 n 96th st, 25x100, 5-sty bk tnt & str. F Dornberger Realty Co to Oscar A Faulborn & Antoinette his wife & Fannie Faulborn his sister joint tenants, all at 605 1st av. Mts \$20,000. Jan 30. Jan 31, 1911. 6:1646-22. A \$12,000-\$21,000. 100

2d av, Nos 1166 & 1168, e s, 50.5 n 61st st, runs e 75 x n 25 x e 25 x n 25 x w 100 to av x s 50 to beginning, two 5-sty bk tnts & str. Benj J Weil to Rosie Joseph, 708 Cauldwell av. B & S. All liens. Jan 20. Jan 31, 1911. 5:1436-3 & 4. A \$28,000-\$46,000. O C & 100

2d av, Nos 1230 & 1232, e s, 100.5 n 64th st, runs e 100 x n 21.4 x n w - to av x s 37 to beginning. Release claims, &c, for station platform extension. John N Beekman INDIVID & EXR, &c, Cath A Beekman, dec'd, et al to Interborough Rapid Transit Co, 165 Bway, et al. Jan 30, 1910. Jan 31, 1911. 5:1439. 740

2d av, No 1883, w s, 24.11 n 97th st, 25x100, 5-sty bk tnt & str. Martin J Rubin to Edna S Latimer, 1 West Franklin st, Baltimore, Md. B & S & C a G. Mts \$23,000 & all liens. Jan 24. Jan 30, 1911. 6:1647-22. A \$12,000-\$23,000. O C & 200

2d av, No 629, w s, 59.5 n 34th st, 19.8x76, 4-sty bk tnt & str. Jos Hirsch to Thos F Quinlan, 221 W 39th st. Mt \$13,000. Jan 31. Feb 1, 1911. 3:915-30. A \$14,000-\$17,000. O C & 100

2d av, No 73, w s, 48.1 n 4th st, 24.1x77, 5-sty bk tnt. 2d av, No 69 | n w cor 4th st, 24.1x77, 5-sty bk tnt & str. 4th st, No 89 | 4th st E, No 87, n s, 77 w 2d av, 23.6x72.2, 4-sty bk tnt & str. Houston st, No 305, s s, 72 e Clinton st, 18x70, 5-sty bk tnt & str. Albina Klauber at Sea Cliff, L I to Jacob Abeles at Sea Cliff, L I in trust for Bertha Abeles for life & thereafter to Emma & Rudolph Abeles & Ernest Lierheimer. ½ part. B & S. Jan 16. Feb 2, 1911. 2:460-40, 41 & 43. A \$65,500-\$102,000; 350-56. A \$12,000-\$18,000. O C & 100

3d av, No 861, e s, 25.5 n 52d st, 25x110, 4-sty bk tnt & str & 4-sty bk tnt in rear. Matthew R d'Amora to Morris W Wolinsky, 1608 Mad av. Mt \$23,500 & all liens. Jan 26. Feb 2, 1911. 5:1326-2. A \$18,000-\$23,000. nom

3d av, Nos 1081 to 1089 | s e cor 64th st, 100.5x130, three 1-sty 64th st, Nos 200 to 204 | bk str & fr bldgs of coal yd. Jane Sanders et al to Jno H Bodine, 201 E 79th st. All liens. Jan 6. Jan 27, 1911. 5:1418-44 to 48. A \$94,500-\$96,500. O C & 100

5th av, No 12, w s, 28.6 n 8th st, 26.3x100, 9 & 10-sty bk & st tnt. FORECLOS, Jan 20, 1911. Francis S Root ref to Twelfth Ward Bank, 147 E 125th st. Mts, &c, \$146,766.31. Jan 25. Jan 27, 1911. 2:572-43. A \$52,000-\$170,000. 182,500

Same property. Twelfth Ward Bank to Waverly Realty Co, 51 Chambers st. B & S. Mt \$125,000. Jan 26. Jan 27, 1911. 2:572. O C & 100

6th av, Nos 517 & 519 | s w cor 31st st, 49.5x100, part 4-sty bk 31st st, Nos 100 to 104 | str. Emma Aaron to Samuel Mahler, 50 W 77th st, & Abraham Mahler, 43 W 32d st. All title. B & S. Mt \$200,000 & all liens. Jan 20. Jan 30, 1911. 3:806-43. A \$350,000-\$390,000. nom

7th av, Nos 2062 to 2070 | n w cor 123d st, 100.11x184.3, five 5-sty 123d st, Nos 201 to 213 | stn tnts & str & seven 3-sty & b stn dwgs in st. John H Springer to John H Springer Realty Co, 2062-2070 7th av. Mts \$240,250 & all liens. Sept 10, 1909. Jan 31, 1911. 7:1929-24½ to 31. A \$133,700-\$195,000. nom

7th av, Nos 2512 & 2514, w s, 40 s 146th st, 40x100, 6-sty bk tnt & str. Saml Solinsky to Max Lederer, 2153 2d av. B & S & C a G. All liens. Jan 27. Feb 1, 1911. 7:2031-35. A \$26,500-\$61,000. O C & 100

7th av, No 290, w s, 88.10 n 26th st, 19.8x90.5x19.8x90.1, 4-sty bk tnt. W Irving Clark to Mary Reiser, 527 E 148th st. B & S. Feb 1, 1911. 3:776-37. A \$21,000-\$25,000. nom

7th av, No 292, w s, 108.7 n 26th st, 19.8x91.2x19.8x90.5, 4-sty bk tnt & str. W Irving Clark & ano to Mary Reiser, 527 E 148th st. B & S. Feb 1, 1911. 3:776-38. A \$21,000-\$25,000. nom

7th av, No 290, w s, 88.10 n 26th st, 19.8x90.5x19.8x90.1, 4-sty bk tnt & str. Wm Grad to Edwin N Rowley & Wm B Codling both at Northport, L I. Mt \$17,500. Feb 1. Feb 2, 1911. 7:1914-62. A \$11,500-\$18,000. O C & 100

7th av, No 2215 on map Nos 2211 to 2215 | s e cor 131st st, 45.11x
131st st, No 158 | 100, 5-sty bk tnt & str.
Lizzie A Steers to Bertha Blumenthal, 563 West End av. Bert-
hold Hochschild, 565 West End av & Sidney Blumenthal, 329 W
87th st EXRS August Blumenthal. Mt \$60,000. Feb 1. Feb 2,
1911. 7:1915-61. A \$42,000-\$85,000. O C & 100
8th av, No 841, w s, 67.4 s 51st st, 22x80, 4-sty bk tnt & str.
Julien T Davies to Bancroft Realty Co, 34 Nassau st. C a G.
Mts \$24,500. Jan 28. Jan 30, 1911. 4:1041-33. A \$28,000-
\$31,000. O C & 100
8th av, No 841, w s, 67.4 s 51st st, 22x80, 4-sty bk tnt & str.
Henry T Scudder et al to Julien T Davies at Great River, Suf-
folk Co, N Y. C a G. Mts \$11,000. Jan 17. Jan 28, 1911.
4:1041-33. A \$28,000-\$31,000. O C & 100
8th av, No 2075, w s, 50.8 n 112th st, 25.2x100, 5-sty bk tnt &
str. Hiram Abrahams to Leonardo Graziadei, 138 E 112th st &
Lillian C Riedel, 54 W 93d st. Mts \$37,000. Jan 26. Jan 27,
1911. 7:1847-21. A \$20,000-\$33,000. O C & 100
10th av, No 785 | s w cor 53d st, 24.2x59.11, 5-sty bk tnt & str.
53d st, No 500 | Danl Meehan to Peter & Patk McBreen both at
335 W 46th st. Mt \$24,000. Feb 1. Feb 2, 1911. 4:1081-36.
A \$18,000-\$33,000. O C & 100
South 1/2 of old lane bet 93d st & 94th st, & 100 e West End av,
—x—, vacant. Jas S Lawson et al EXRS, &c, Jacob Lawson to
Geo T Jackson, 692 West End av. All title. July 5, 1910. Jan
27, 1911. 4:1241. 100

MISCELLANEOUS.

Assignment of all right, title & interest as to income during life
in estate of Sigmund Cohn, dec'd. Ottilie Block, of Phila, Pa,
to Klara Israel, 312 Oxford st, Phila, Pa. Dec 23. Jan 30,
1911. Decedents estate. nom
Order appointing Irving L Ernst receiver & restraining order in
matter of application to have Abraham Kassel adjudged a bank-
rupt. Jan 26. Feb 2, 1911. —
Power of atty. Amanda H Ballantine individ & extrx Wm A Par-
ry to Otto Wagner, 25 Broad st. Aug 20, 1910. Jan 27, 1911. —
Power of atty. Same individ & EXTRX Geo A Ballantine to same.
Aug 20, 1910. Jan 27, 1911. —
Power of atty. Ernesto Spina to Francesco Spina, 340 E 11th st.
June 3, 1909. Jan 27, 1911. —

BOROUGH OF THE BRONX.

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

Faile st, No 1016, e s, 160.8 n Aldus st, 20x100, 3-sty bk dwg.
Lillie E Bonnell to Henry Frohwitter, 36 Van Sicken av, Bklyn.
Mts \$10,500 & all liens. Jan 26. Jan 30, 1911. 10:2748. O C & 100
Freeman st, No 990, s s, 80.6 n w Longfellow av, 28.11x90.4, 5-sty
bk tnt. Longfellow Realty Corpn to Mary Leimbacher. 2265
Grand Boulevard & Concourse. Mt \$24,000. Jan 28. Jan 30,
1911. 11:2993. 1,000
Freeman st, s s, 33.6 w Longfellow av, 47x90.4, 5-sty bk tnt.
Longfellow Realty Corpn to Mary Leimbacher, 2265 Grand
Boulevard & Concourse. Mt \$35,000. Jan 28. Jan 30, 1911.
11:2993. 1,000
Fox st, No 1184, e s, 280 n Home st, 40x100, 5-sty bk tnt. Geo
Bechmann to Lena Bechmann, 801 Freeman st. Mt \$32,000.
Jan 30. Jan 31, 1911. 11:2974. O C & 100
Freeman st, No 855 | n e cor Chisholm st, 60x85, vacant. Bertha H
Chisholm st | Oats HEIR John K Oats to Margt Oats widow
John K Oats. All title. B & S and C a G. Dec 2. Jan 31,
1911. 11:2972. nom
Freeman st, Nos 992 & 994, s s, 33.6 n w Longfellow av, 47x90.4,
5-sty bk tnt.
Freeman st, No 990, s s, 80.6 n w Longfellow av, 28.11x90.4, 5-
sty bk tnt.
Longfellow Realty Corpn to Louis Bromberg, 1561 Fulton av.
All liens. Sept 12, 1910. Jan 31, 1911. 11:2993. nom
Fox st, n s, 348.9 w Leggett av, 81.3x125, vacant. Release mt.
Mutual Life Ins Co of N Y to Maze Realty Co, 43 Exchange pl.
Jan 31. Feb 1, 1911. 10:2684. 10,000
Faile st, Nos 881-887, w s, 100 n Seneca av, 75x100.
Faile st, Nos 893-907, w s, 225 n Seneca av, 150x100, 9 2-sty fr
dwgs.
Fredk McCarthy et al to Theo M Macy, 907 Faile st. Mts
\$40,500. Feb 1, 1911. 10:2761. O C & 100
Faile st, No 888, e s, 175 n Seneca av, 25x100.
Faile st, Nos 896-912, e s, 250 n Seneca av, 200x100, 9 2-sty fr
dwgs.
Fredk McCarthy et al to Fredk McCarthy, 977 Prospect av.
Mts \$40,500. Feb 1, 1911. 10:2761. O C & 100
Jennings st, No 837, n s, 16.9 w Stebbins av, 16.7x100, 2-sty fr
dwg. Jno T Nolan to Edw F Janes, 537 W 149th st. Jan 26.
Jan 27, 1911. 11:2964. O C & 100
Kelly st, No 755, w s, 425 n 156th st, 25x100, 3-sty bk dwg. Geo
F Johnson to Chas A MacPherson, 126 Bigelow st, Newark, N J.
C a G. Jan 30. Jan 31, 1911. 10:2701. O C & 100
Kelly st, No 755, w s, 425 n 156th st, 25x100, 3-sty bk dwg.
Chas A MacPherson to Geo F Johnson at Hanover Township,
Morris Co, N J. B & S. Mt \$10,000. Jan 31. Feb 1, 1911.
10:2701. nom
Manida st, No 730, w s, 325 s Spofford av, 25x100, 2-sty bk dwg.
Henry Sternkopf to Emelia Graeber, 416 E 173d st. Mts \$5,700.
Jan 17. Jan 27, 1911. 10:2768. O C & 100
*Oak st, w s, 100 n Beach st, 100x100, Westchester. Chas C
Manning to Brocaval Realty & Holding Co, 61 Park Row. Jan
24. Jan 31, 1911. O C & 50
Simpson st, Nos 1200 to 1208 | n e cor Home st, 97.11x46.11x
Home st, Nos 931 & 933 | 92.2x50.8, 5-sty bk tnt & str.
H & H Schmidt Constn Co to Annie Schmidt, 442 E 136th st.
Mt \$45,000. Jan 26. Jan 27, 1911. 11:2975. 100
Simpson st, No 1210, e s, 97.11 n Home st, 25x100, 5-sty bk tnt.
H & H Schmidt Constn Co to Johanna Schmidt, 1208 Simpson st.
Mt \$20,000. Jan 26. Jan 27, 1911. 11:2975. O C & 100
Simpson st, Nos 992 & 996, e s, 481.11 s Westchester av, 80x100,
2 5-sty bk tnts. Berney Realty Co, 41 Liberty st to Jno H
Henshaw, 2030 Bway TRUS. Mt \$60,000. Feb 1, 1911. 10:2725.
O C & 100
Tiffany st, e s, 167.1 n w 167th st, 30x113.2, vacant. Jos G
Abramson to Bristow Constn Co, 128 Bway. Mt \$1,000. Feb 1.
Feb 2, 1911. 10:2718. O C & 100
Tiffany st, No 1089 | w s, at s e s 167th st, 94.5x38.6x75 to 167th
167th st | st, x69.1 to beg, 5-sty bk tnt & str. Wm E
Greene to Jane Kitchen, 2009 Bronxdale av. Mt \$53,720 & all
liens. Nov 30. Jan 27, 1911. 10:2716. O C & 100

Tiffany st, No 1042, e s, 200 n 165th st, 50x100, 2-sty fr dwg
& vacant. Gilbert H Hills et al HEIRS, &c, Helene Hills to
Chas Hills, Jr, 1042 Tiffany st. B & S. All liens. Jan 20.
Jan 30, 1911. 10:2717. nom
Same property. Chas Hills, Jr, to John V Judge, 154 W 132d st.
B & S. All liens. Jan 30, 1911. 10:2717. nom
Same property. John V Judge to Esperanza E Hills, 1042 Tiffany
st. B & S. All liens. Jan 30, 1911. 10:2717. nom
*Van Cortlandt (Grove) st, n s, — e Eastchester road and being
lots 96 & 97 map Givan Homestead, 306x236.8x260x204.11.
Emma L Cole to Corn Exchange Realty Co, 29 E 42d st. All
liens. Jan 30, 1911. O C & 100
*Wilcox st, w s, 100 s Barkley av, 25x100. Chas Schratt to Hen-
rietta Stricker, 1963 Prospect av. Dec 26. Jan 28, 1911. O C & 100
*3d st, s s, 174 w Av C, 50x103, Unionport. FORECLOS. Jan 3,
1911. Henry N Steinert ref to Henry S Briggs, 2138 Gleason
av. Jan 3. Jan 27, 1911. \$500 over & above 1st mt of 450
*7th st | n w cor Av C, 205x108, Unionport.
Zerega av (Av A), w s, extends from n s Watson av (9th st) to s
s Haviland av (10th st), 216x105, except parts for sts.
Powell st (11th st), s s, 405 e Av D, 100x108, except parts for
Powell st & Tremont av.
Assignment of all right, title & interest in estate Wm Albert,
dec'd. Robt W Albert, 365A Monroe st, Bklyn, HEIR, &c, Wm
Albert to Ida T Albert his wife, address not given. Jan 28.
Jan 30, 1911. Decedents estate. release of alimony, &c.
132d st E, Nos 605 to 611. Asst of rents. Amalia wife of & Luigi
Ricca, 2382 7th av to Jas E Bale, 1821 Av G, Flatbush. Jan 25.
1911. Jan 27, 1911. 10:2546. nom
135th st, No 531 (839), n s, 150 w St Ann's av, 25x100, 5-sty bk
tnt. Kath M Tiernan to Abraham & Lena Buxbaum, 1993 3d av.
Mt \$18,000 & all liens. Jan 30. Jan 31, 1911. 9:2263. O C & 100
136th st, Nos 442 & 444, s s, 375 e Willis av, 50x100, 5-sty bk
tnt. Annie wife & Henry Schmidt to Johanna Schmidt, 1208
Simpson st. 1/2 part. All title. Mts \$30,000 & all liens. Jan
26. Jan 27, 1911. 9:2280. O C & 100
136th st, No 613 (877), n s, abt 405 w Cypress av, also 775 w
Home av, 25x100, 4-sty bk tnt. Chas Cohen to Christian Wolz,
26 W 65th st. Mts \$14,675. Jan 21. Feb 1, 1911. 10:2549. O C & 100
137th st, No 456 (720), s s, 195 w Brown pl, 25x100, 5-sty bk tnt.
Chas Fuerst to Paul Manisch, 409 E 87th st. Mt \$13,000. Feb 1.
Feb 2, 1911. 9:2281. 100
138th st, No 585, n s, 164.3 e St Ann's av, 39.3x100, 6-sty bk
tnt & str. Morris Steinberg to Wm Goetz, 40 W 52d st. Mt
\$45,000 & all liens. Jan 28. Jan 31, 1911. 10:2551 & 2552. nom
139th st, Nos 302 to 308, s s, 75 w Alexander av, 75x100, 4 4-sty
bk tnts. Elkan Kahn to Alfred W Levi, 142 W 131st st. Mts
\$30,000. Jan 17. Feb 2, 1911. 9:2314. O C & 100
142d st | n w cor Southern Boulevard, 81.10x72.11 to Port
So Boulevard | Morris Branch R R x96.1 to So Boulevard x30.10 to
beg, vacant. Richard R Maslen to Vincenzo Razzano, 336 E
118th st & Pasquale Curzio, 501 E 115th st. Mt \$6,500. Jan 10.
Feb 2, 1911. 10:2575. O C & 100
151st st, No 289, n s, 207.9 e Morris av, 37.6x117x37.6x117.1, 6-
sty bk tnt. Mary Cohen to Myer Cohen, 25 St Nicholas av. All
liens. Jan 23. Jan 27, 1911. 9:2411. O C & 100
152d st, No 726 | s e cor Robbins av, 104x41.8, 5-sty bk
on map Nos 720 to 728 | tnt & str. CONTRACT. Brener Realty
Robbins av | Co, 600 Prospect av, with Herman Men-
aker, 428 E 157th st. Mts \$57,500. Jan 21. Jan 30, 1911.
10:2643. 73,500
155th st, No 380, on map Nos 380 & 382, s s, 225.6 e Courtlandt
av, 50.3x100x50x100, 5-sty bk tnt. Belwood Realty Co to Ed-
ward Muller. Mt \$30,000. Nov 2, 1908. Jan 30, 1911. 9:2401. O C & 100
Same property. Edward Muller to Edward Muller Bldg Co, 35
Nassau st. Mts \$30,000. Jan 27. Jan 30, 1911. 9:2401. O C & 100
161st st, No 382, s s, 267 e Courtlandt av, 25x65, 2-sty fr dwg.
John F Kaiser to Louis Meckes, 950 Ogden av. Mt \$4,000. Jan
3. Feb 2, 1911. 9:2407. O C & 100
162d st, s s, 100 w Sheridan av, 48.2x116.2x48.3x115.8, vacant.
Ellen McDonnell to Mary S McDonnell, 518 W 149th st. Jan 28.
Feb 2, 1911. 9:2460. nom
163d st, No 625 | n s, 40 w Cauldwell av, runs n 50 x e 6.3 x n
Teasdale pl, No 612 | 100 to s s Teasdale pl x w 26.3 x s 150 to
163d st x e 20 to beg, 4-sty bk factory & 3-sty bk dwg in pl.
Edw Rowan & Margt J his wife to Edw Rowan inc, a corpn, 625
E 163d st. Jan 31. Feb 2, 1911. 10:2621. nom
167th st, No 942, s s, 137.5 w Southern Boulevard, 37.5x100, 5-
sty bk tnt. East 167th St Realty Co to Mitchel Smoleroff, 141
E 114th st. Mts \$35,000. Jan 26. Jan 27, 1911. 10:2727. O C & 100
171st st, No 498 (750), s s, 124 w 3d av, 16x100, 2-sty fr dwg.
Jacob Tannenbaum to Max Tanenbaum, 56 Orchard st. Mt
\$5,275. Jan 24. Jan 27, 1911. 11:2911. 100
173d st, No 452, s s, 100 e Park av, 50x100, 2-sty fr dwg & vacant.
Minnie Levy to Jacob Smith, 1760 Mad av, 1/2 part. B & S.
All liens. Jan 28, 1911. 11:2905. 100
175th st, s s, bounded w by c l Grove st, s by lot 1 on map Town-
send Poole, West Farms & e by e line of Poole Farm & being
part of e 1/2 Grove st (closed), bet s s 175th st & n w s of Grand
Boulevard & Concourse. Mary E McKinley to Grand Boulevard
& Concourse Impt Co, 1340 Brook av. B & S. Jan 24. Feb 2,
1911. 11:2822. 125
176th st, n e s, 545.5 n w Southern Boulevard, 26x150, vacant.
Eliza C Haight widow to Emma E Couenhoven, 15 Lincoln Cir-
cle, Crestwood, Yonkers, N Y, & Alice E Peabody, at Lakeville,
Conn. All liens.. Jan 28. Jan 31, 1911. 11:2959. nom
178th st, No 743, n s, 100 w Prospect av, 72x95, 2-sty fr dwg,
2-sty fr stable & vacant.
191st st | n w cor Hoffman st, 100x157.1x—x157.4, 2-sty fr
Hoffman st | dwg & vacant.
Henry Knoch to Edw W Boker, 1410 McCulloh st, Baltimore
Md, & Eliz Gerhardt, Westport, Conn, INDIVID & ADMRS Minna
Knoch. Q C. Jan 21. Jan 27, 1911. 11:3093. 12:3273. O C & 510
181st st, n s, 74.10 e Aqueduct av E, runs n 100 x w (?) 76.11 x s
100 to st x w 77.9 to beginning (error, 2 west courses), two
4-sty bk tnts. Release mt. Bronx Investment Co to Belmar
Investing Co, 79 W 181st st, Bronx. Jan 30, 1911. 11:3207. nom
187th st, No 625, n e s, 50 s e Hughes av, 25x100, except part
for st, vacant. Russo-Barba Realty Co to Primiano & Elea-
nora Fiscella his wife, 229 Mott st. Mt \$10,000. Jan 26. Jan
27, 1911. 11:3076. O C & 100

*217th st (3d st), n s, 405 e Barnes av, 50x114, Wakefield. Alfred Biancheri to Cecilia Biancheri, 317 W 44th st. Jan 28. Jan 30, 1911. O C & 100

*220th st (6th st), s s, 130 w White Plains road, 75x114, Wakefield. Hattie W Arrowsmith to Geo Rosendale, 561 W 141st st. Jan 23. Jan 30, 1911. nom

*231st st (17th av), n s, 180 e White Plains road, 100x114, Wakefield. Wm E Golding to John T, Wm E Jr, & Sarah A Golding joint tenants, all at 717 E 231st st. Mt \$600 & all liens. Jan 30, 1911. nom

231st st n s, 100 w Corlear av, runs n e 100 x — 169.11 x n w Tibbett av | 100 to e s proposed Tibbett av, s w 169.11 to 231st st, x s e 100 to beg, vacant. Margt E & Albert W Putnam EXRS & Albert E Putnam to Bridget Flanagan, 3125 Corlear av. Jan 30, Feb 2, 1911. 13:3406. O C & 6,000

*233d st | n w cor Kingsbridge road, 227.5x114.6x272.3x Kingsbridge road | 123.4.

234th st, s s, 200 w Kingsbridge road, 75x114.6.

Kingsbridge road | n w cor 234th st, 76.8x226.6x71.9x110.3.

234th st | Alexander Thompson to Alex Thompson & Mary E his wife joint tenants, 827 E 233d st. Jan 26. Jan 28, 1911. nom

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 beg.

Minnie M Ferguson to Richd J Fell at Watchung, N J. All liens. Jan 20. Feb 1, 1911. 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 beg, vacant.

Bernhard Moral to Francis E McKiernan, 325 E 69th st. All liens. Jan 20. Feb 1, 1911. 12:3363. nom

Av B | s e cor 182d st, runs s 437.2 x w 50 to w s Av B x Creston av | n 286.2 to e s Creston av x n e 158.11 to s s 182d st x e 1.9 to beg, vacant. Saml Campbell to Jno H & Francis W Wallace, 1230 So Broad st, Phila Pa. B & S. Feb 1, 1911. 11:3162. O C & 100

Albany road (Old Albany Post road), e s, 604.5 n from w s Bailey av, 50x90x51.9x78.7, vacant. Frank P Marini to Johanna M Devanney, 350 w 25th st. B & S. Jan 30. Jan 31, 1911. 12:3262. nom

*Amundson av, e s, 100 s Nelson av, 25x100. Peter Comey to Thos P Hickie, 3901 E 233d st. Jan 27. Jan 30, 1911. nom

Anthony av | s w cor 181st st, runs s 148.10 x w 54.4 Grand Blvd & Concourse | x n 137.9 to Grand Blvd & Concourse 181st st | x n e 9.3 to st x e 58.10 to beg, 2 2-sty fr dwgs & 1-sty fr shed in rear. Wm C Bergen to Sarah Bergen, at Kingston, N Y. Jan 30. Feb 1, 1911. 11:3156 & 3161. O C & 100

Anthony av n w cor 173d st, 295.3x95.2 to e s Clay av x296.3 to 173d st | 173d st x26.7, vacant. Ernest Wenigmann to Mell-Clay av | win Realty & Constn Co, 768 Fairmount pl. Mt \$7,750 & all liens. Feb 1. Feb 2, 1911. 11:2889. O C & 100

Briggs av, w s, at w s old 1st av, runs s — x e — to w s Briggs av, x n — to beg, being a strip in former bed of old 1st av, bet w s Briggs av & w s old 1st av, as lies opposite & in front of premises conveyed to Rudolph Sampter by deed recorded Apr 23, 1884. Robt Reis to Elvie S Wachenheim & Jessie E Sampter. Q C. Mar 20, 1909. Feb 2, 1911. 12:3300. nom

*Bogart av, e s, 150 s Neil av, 50x100.

Bogart av, w s, 175 s Neil av, 50x100.

Fidelity Development Co to Mary D Crary, 2576 Bathgate av. B & S. Feb 1, 1911. 100

*Bogart av, e s, 150 s Neil av, 50x100.

Bogart av, w s, 175 s Neil av, 50x100.

Release Mort Van Nest Land & Impt Co to Fidelity Development Co. Feb 1, 1911. nom

Bryant av, No 1350, e s, 25 s Jennings st, 20x100, 3-sty bk dwg. Fredk J Steinbeck to Jackson Associates, 87 Nassau st. Mts \$10,000 & all liens. Jan 31. Feb 2, 1911. 11:2999. nom

Bathgate av | s e cor 183d st 94x55, 5-sty bk tint. Release 183d st, No 530 | mt. Hudson Trust Co to Alexander Development Co, 15 Broad st. Jan 31. Feb 1, 1911. 11:3051. 2,000

Same property. Release mt. Edgar S & John S Appleby to same. Jan 30. Feb 1, 1911. 11:3051. 10,000

Briggs av, No 2800 | n e cor 197th st, 90x30.8x90x28.10, 2-sty fr 197th st, No 261 | dwg. Fredk Stubenvoll et al to Fritz Webendorfer, 2853 Bainbridge av. Mt \$6,000. Jan 28. Jan 30, 1911. 12:3295. O C & 100

*Briggs av, n s, 125 e 4th st, or av, 25x213.11x25.1x216.8, Deu-dicibus Bldg Co to Antonio Giella, 437-439 E 114th st. Mt \$5,500. Jan 28. Jan 30, 1911. O C & 100

Bryant av, Nos 1503 to 1507, w s, 40 s 172d st, 60x100, three 3-sty bk dwgs. Release mt. Margt Knox to Jos Russhon, 3131 Decatur av. Jan 26. Jan 30, 1911. 11:2995. nom

Bryant av, No 1507, w s, 40 s 172d st, 20x100, 3-sty bk dwg. Jos Russhon to Wm H D North, 526 Southern Boulevard. B & S. Mt \$8,000. Jan 25. Jan 30, 1911. 11:2995. nom

Bryant av, Nos 1503 & 1505, w s, 60 s 172d st, 40x100, two 3-sty bk dwgs. Jos Russhon to Patk O'Rourke, 3185 Hull av. B & S. Mts \$16,000. Jan 25. Jan 30, 1911. 11:2995. nom

*Briggs av | n e cor White Plains av, & being lots 6 & 7 White Plains av | map Briggs estate at Williamsbridge, 160.2x 125.10x125.2x133.6, except part for White Plains road & Briggs av.

Briggs av, n s, 75 w Maple av & being lots 8 to 18 same map 275x168.1x277.3x163.6, except part for av.

Alexander Thompson to Alexander Thompson & Mary E his wife, as joint tenants, 827 E 233d st. Jan 26. Jan 28, 1911. nom

Boscobel av, e s, 353.9 n Plympton av, 50x82.9x50.6x74.1.

Boscobel av, e s, 428.9 n Plympton av, 25x91.4x25.3x87, vacant.

John F Kaiser to Chas B Bretzfelder, 160 W 119th st. Mts \$6,325. Jan 27. Jan 30, 1911. 11:2875. O C & 100

Bryant av, No 1480, e s, 315 s 172d st, 20x100, 3-sty bk dwg. Fredk A Wyckoff to Tillie Stern, 342 E 15th st. Mt \$8,000. Jan 31, 1911. 11:3000. O C & 100

Crotona av, No 2340, e s, 400 n 183d st, 20x100, 2-sty bk dwg. Jno McGovern to Jas E Begley, 169 E 95th st, & Thos F Begley, 184 E 89th st. Mt \$8,500. Dec 15. Jan 28, 1911. 11:3102. O C & 100

Cauldwell av, No 691, w s, 358.4 s 156th st, 16.8x115, 2-sty & b bk dwg. Mollie Mahnik to Darius V Moses, 342 W 71st st. Mt \$6,500. Jan 25. Jan 27, 1911. 10:2624. nom

Crotona av (Washington av), n w s, 90 n 189th st, & being lot 119 map Belmont Village, 120x112x131x138, except part for av, vacant. Simon Adler to Irving Const Co, 535 Tremont av. Mts \$16,000. Jan 26. Jan 27, 1911. 11:3091. O C & 100

Cauldwell av, land lying bet w s & e c 1 of said av & in front of land owned by party of 2d part. Frank B Lown et al EXRS, HEIRS, & c, John S Shaw to Mary A Dietsch, 782 Eagle av. Jan 23. Jan 27, 1911. 10:2625. 150

*Cornell av, n s, 200 e Mapes av, 25x100, Westchester. Dean C Molleson to Fredk A Stinner, 2900 Zulette av. Jan 30. Feb 1, 1911. O C & 100

*"Drive," c 1, at e s road from Westchester to Eastchester, runs e 397.7 x n — x w — to road, x s 202.10 to beg.

"Drive," c 1, 397.7 e road as above, runs n — x e 134 x s e 179 to c 1 Drive, x w 253.3 to beg.

Road from Westchester to Eastchester, s e s, 285 n from c 1 Grove st, runs s e 363 x n e 350 x n w 350.6 to road, x s w 350.6 to beg. Robert Davis to Julius Fajans. 1-3 part in right, title and int. Mt \$16,000 & all liens. June 12, 1906. Jan 27, 1911. O C & 100

Decature av, w s, 523 s Gun Hill rd, 55.2x100x41.4x100.11, vacant. Chas V Ryer Jr to Isabel C Reid, 115 W 13th st. Mt \$4,000. Jan 30. Jan 31, 1911. 12:3352. nom

Daly av, Nos 2082-2086, e s, 100.10 s 180th st, runs e 92.11 x s | 25 x e 11 x s 47.4 x w 100.10 to av, x n 72.7 to beg, 2, 4-sty bk tnts. Mts \$40,000.

Vyse av, No 2073, w s, 239.2 s 180th st, 39.2x100x40.6x100.14-sty bk tint. Mts \$20,500.

Marie Krabo & ano to Seddon Realty Co, 1743 Wallace av. Feb 1. Feb 2, 1911. 11:3127. O C & 100

*Elliott av, e s, lot 7 & part lot 6 map No 349 in West Co of Schuylerville, Throggs Neck, 80x250.5x50x246.

Road from Westchester to Fort Schuyler, n e s, at land of P Gibbon, being part lots 2 to 5 same map, runs w along road, 53.4 x n e 157.1 x s e 125.3 x s 133.5 to beg.

Road from Westchester to Fort Schuyler, n e s, at e s Elliott av, 46.1x157.1x88.5x186.5.

Elliott av, e s, 186.5 n e road from Westchester to Fort Schuyler, runs n e 64.4 x e 19.3 x s e 250.5 x s 40.5 x n w 213.8 to beg.

Margt J Uebel to Bernard Babrowsky, 10 N 10th av, Mt Vernon, N Y. All title. B & S. Mt \$400 & all liens. Jan 24. Jan 27, 1911. 2,500

Eagle av, Nos 590 & 592, e s, 271.3 s Westchester av, runs s 50.4 x e 100 x n 50.2 x w 100 to beg. All title to strip 0.2 on north, 5-sty bk tint. Thos Mulligan Constn Co to Abraham Fischlowitz, 448 St Nich av. Mt \$40,000. Feb 1, 1911. 10:2623. 100

Forest av, n w s, 100 n 156th st, 25x87.6, vacant. PARTITION, Jan 4, 1911. Geo H Engelhard ref to Leonard Weil, 104 W 129th st. Feb 1. Feb 2, 1911. 10:2646. 2,325

Findlay av, No 1300, e s, 90 n 169th st, 21x100, 3-sty fr tint. Louis Pollak to Benj Pollak, 1300 Findlay av. Mt \$5,000. Jan 27. Jan 28, 1911. 11:2783 & 2784. nom

Grant av | w s, 256.6 n 166th st, 156.6 to s s McClellan st, McClellan st | x100, vacant.

101st St Co to Central Realty Co, 103 Park av. Mt \$3,400 & all liens. Nov 21. Jan 27, 1911. 9:2452. nom

Greystone av | s e cor 238th st, runs w 30 to c 1 of av, x s 100 238th st | x e 30 x n 100 to beg. Deed of cession. Wm J Walsh et al to City of N Y. Oct 20. Jan 28, 1911. 13:3414. nom

Same property. Release mt. Aldus Realty Co to same. Dec 6. Jan 28, 1911. 13:3414. nom

Greystone av | s e cor 238th st, runs w 30 to c 1 of av, x n 30 238th st | to c 1 238th st, x e 130 x s 30 to s s 238th st, x w 100 to beg. Deed of cession. Wm J Walsh to City of N Y. Oct 24. Jan 28, 1911. 13:3414. nom

Same property. Release mt. Aldus Realty Co to same. Dec 6. Jan 28, 1911. 13:3414. nom

Greystone av, e s, 25 s 238th st, —x—. Release mt. Aldus Realty Co to same. Dec 6. Jan 28, 1911. 13:3414. nom

Greystone av, e s, 75 s 238th st, —x—. Release mt. Same to same. Dec 6. Jan 28, 1911. 13:3414. nom

Greystone av, n e cor 238th st, runs w 30 to c 1 of av, x n — to Dashes lane, x e — to e s of av, x s — to beg. Deed of cession. Matthew J Cunningham et al to City of N Y. Oct 10, 1910. Jan 27, 1911. 13:3414. nom

Greystone av, w s, 475 s 238th st, runs s 25 x e 30 to c 1 of av, x n 25 x w 30 to beg. Deed of cession. Jno C Bohle of Hoboken, N J, to City of N Y. Dec 19. Jan 27, 1911. 13:3414. nom

Greystone av, e s, 200 n 238th st, —x—. Release mt. J Clarence Davies to City of N Y. Dec 2, 1910. Jan 27, 1911. 13:3414. nom

Greystone av, n e cor 238th st, —x—. Release mt. Aldus Realty Co to City of N Y. Dec 6, 1910. Jan 27, 1911. 13:3414. nom

Greystone av, n e cor Hutchins pl, —x—. Release mt. Aldus Realty Co to City of N Y. Dec 6. Jan 27, 1911. 13:3414. nom

Greystone av, e s, 75 n Hutchins pl, —x—. Release mt. Aldus Realty Co to City of N Y. Dec 6. Jan 27, 1911. 13:3414. nom

*Glebe av, No 2126, e s, 260.6 n Westchester av, 25x—x—x139, and being lot 39 blk A map Dore Lyon property, Westchester. Mary Welcker to Thos A Robinson, 664 Crotona Park South. Mts \$5,500. Jan 23, 1911. Jan 30, 1911. O C & 100

Greystone av, w s, land to c 1 of av in front of lot 54, blk 3414 on land map. Henry Amling to City of N Y. Sept 9. Feb 1, 1911. 13:3414. nom

Grand Boulevard & Concourse | s e cor 192d st, 50x100x77.9x103.9, 192d st, No 200 | 2-sty fr dwg. Louis F Kuntz to Lomon K Kuntz at 192d st & Concourse. Feb 2, 1911. 11:3154. 100

*Gifford av, s s, 133.2 w Swinton st, runs s 83 x s w 45.1 x w 8.2 x n 100 to st, x e 50 to beg, Westchester. Jno R Peterson to Emma N Polak, 1806 Arthur av. Jan 19. Feb 2, 1911. O C & 100

*Gifford av, s s, 133.2 w Swinton st, runs s 83 x s w 45.1 x w 8.2 x n 100 to st, x e 50 to beg. Release mt. Robt Miller to Jno R Peterson, 1890 Daly av. Jan 19. Feb 2, 1911. nom

Intervale av, No 1339, w s, 316 n Freeman st, 50x105, 5-sty bk tint. Vale Constn Co to Robt H Machlett, 135 W 188th st, & Otto Ries, 143 W 138th st. Mt \$46,000. Feb 1, 1911. 11:2965. O C & 100

Jerome av, Nos 2384 to 2410, e s, 67.5 n 184th st, runs n 300 x e 36.11 x n 22.8 x e — x s 318 x w 100 to beg, 4 3-sty fr tnts & str & 6 1-sty fr str. Fleischmann Realty & Constn Co to August Kuhn. 120 W 57th st. Mts \$60,000. Feb 1, 1911. 11:3188. O C & 100

Jerome av, Nos 2384 to 2390, e s, 67.5 n 184th st, 100x100, 2 3-sty fr tnts & str.

Jerome av, Nos 2392 to 2398, e s, 167.5 n 184th st, 100x100, 2 3-sty fr tnts & str.

Jerome av, Nos 2400 to 2410, e s, 267.5 n 184th st, 100x100, 6 1-sty fr str.

Release mt. Farmers Loan & Trust Co as TRUSTEE to Fleischmann Realty & Const Co, 507 5th av. Q C. Jan 31. Feb 1, 1911. 11:3188. 21,600

*Johnson av, e s, 100 n Nelson av, 25x100. Land Co "D" of Edenswald to John Murphy, 331 W 17th st. Jan 20. Jan 31, 1911. nom

Jerome av, w s, 220.9 n from e s old Anderson av, 168x100.4x 120x88.3, vacant. Geo H Huber to Celia Lowenstein, 12 West Fordham road. Q C. Jan 28, 1911. 9:2504. nom

*Kingsbridge road n w cor Coster st, 75.6x100x75x118.6. Chas Coster st Sittig & Caroline his wife to Alfred E Schaefer, 763 Courtlandt av. Jan 24, 1911. 11:3063. 100

*Same property. Alfred E Schaefer to Caroline Sittig, 891 Tinton av. Jan 25, 1911. 11:3063. 100

Kingsbridge road, e s, 50 n Nindham pl, lot 71 map (No 175) part Anthony Estate, 25x100.11x25.2x97.11, vacant. Wm R Rose to John M Berutich. Jan 19, 1907. Jan 28, 1911. 12:3256. nom

Longfellow av, No 1255, w s, 90.4 s Freeman st, 41.4x109.5, 5-sty bk tnt. Longfellow Realty Corpn to Annie Siegel, 850 Beck st. All liens. Sept 14, Jan 31, 1911. 11:2993. nom

Longfellow av, No 1255, w s, 90.4 s Freeman st, 41.4x109.5, 5-sty bk tnt. Annie Siegel to Isidore Goldstein, 846 Hewitt pl. All liens. Jan 30, Jan 31, 1911. 11:2993. 100

Lafontaine av, No 2170, e s, 12.9 s Quarry rd, 24.9x95, 2-sty fr dwg. Jas Shaw to Ellen & Lizzie Miles, 2170 Lafontaine av as joint tenants. Correction deed. Mt \$4,000. Jan 27, Feb 1, 1911. 11:3063. nom

Longfellow av, No 1301 n w cor Freeman st, 25x100, 5-sty bk tnt. Freeman st Victor Gerhards to Edw H Kerl, 1822 Bathgate av. Mt \$21,500. Feb 1, 1911. 11:2999. O C & 100

Lincoln av, Nos 165 & 167 n w cor 135th st, 51x100, 2 5-sty bk tnts 135th st, Nos 259 & 265 & str & 1-sty bk str. FORECLOS. Feb 1, 1911. Meyer Auerbach ref to Moritz Weiss, 147 E 82d st. Sub to all liens. Feb 1, 1911. 9:2318. 400

*Lawrence ave s 150 n Railroad av, 59x200 to w s Main av, ex-Main av cept part for Baychester av, Pelham Park. Denis Quinn to Augustus M Field, Pelham road, Westchester. 1/2 part. B & S & C a G. Aug 4, 1910. Mts \$730 & all liens. Feb 2, 1911. nom

Mapes av, No 2102 n e cor 180th st, 93x17, 5-sty bk tnt & str. 180th st, No 801 Mellwin Realty & Constn Co to Ernest Wenigmann, 2013 Grand Boulevard & Concourse. Mts \$45,000 & all liens. Feb 1, 1911. 11:3111. O C & 100

Mt Vernon av, e s, 192 n 233d st, 53.2x105.1x irreg. Napier av, w s, 97 s 235th st, 50x100. Cath Curran to Francis E McKiernan, 325 E 69th st. Mt \$3,000. Jan 31, 1911. 12:3363. nom

Morris av, Nos 1035 to 1039 n w cor 165th st, 50.10x102.8x40.6x 165th st 103.4, 5-sty bk tnt & str. Civic Realty & Construction Co to Lewis Levy, 55 E 107th st. Mt \$52,000. Jan 14, Jan 31, 1911. 9:2448. O C & 100

*McGraw av, n s, 62 e Beach av, 50x100. Mary V Gormley to Thos A Murray, 1805 McGraw av. Jan 26, Jan 30, 1911. 100

Melrose av, Nos 688 & 690 n e cor 154th st, 100x45, two 2-sty 154th st, Nos 401 & 403 fr dwgs & str & 3-sty & b fr dwg. Benj Benenson to Berenson Realty Co, 407 E 153d st. Mts \$17,000. Jan 26, Jan 28, 1911. 9:2376. O C & 100

Morris av, w s, 190.6 n 164th st, 24.6x105x24.7x105, vacant. Emili Schaeffler widow, &c. Frank Schaeffler to Abram Aaronson, 735 E 166th st. Mt \$3,500. Jan 26, Jan 27, 1911. 9:2447. O C & 100

*Nelson av n e cor Johnson av, 25x100. Land Co "D" of Eden-Johnson av wald to John Murphy, 331 W 17th st. Jan 20, Jan 31, 1911. nom

*Nelson av, n s, 25 e Johnson av, 25x100. Same to same. Jan 20, Jan 31, 1911. nom

*Nelson av, n s, 50 e Johnson av, 25x100. Same to same. Jan 20, Jan 31, 1911. nom

*Nelson av, n s, 75 e Johnson av, 25x100. Same to same. Jan 20, Jan 31, 1911. nom

*Palmer av, w s, 156.6 s Kingsbridge road, 25x100. Hudson P Rose Co to Patrick McNamara, 1912 3d av. All liens. Jan 24, Jan 28, 1911. nom

Prospect av, Nos 1908 & 1910, on map Nos 1920 & 1922, e s, 50.11 n Fairmont pl, runs n 50 x e 150.11 x s 1.2 x s w 48.10 x w 150 to beg, 5-sty bk tnt. Plough & Fox Co to Chas B Squier, 140 w 69th st. Mt \$36,000. Jan 31, 1911. 11:2955. O C & 100

Park av, No 4185, w s, 138 n 176th st, 23x100, 2-sty fr rear bldg. Geo F D Doyle to Mary E Mullins, 162 E 66th st. Jan 30, Jan 31, 1911. 11:2900. O C & 100

Park av, No 3109 (Railroad av), old, w s, abt 89 n 158th st, deed reads at s s lot 56 map (No 141 in Westchester Co) of Wm H Morris at Melrose, etc, a strip in front of No 3109, runs n 28.4 x e 4.7 to w s Park av, new line, x s 28.4 x w 4.7 to said old line. Wm Monks et al HEIRS, &c, Emily Monks to Carrie R, Alice A & Julia L Stumpf, all at 3109 Park av. Jan 25, Jan 27, 1911. 9:2420. 200

Park av, Nos 4678 to 4682, e s, 34 n 187th st, 66.8x100, two 4-sty bk tnts. McCarthy-Macy Co to Fredk McCarthy, 977 Prospect av. Mts \$32,000. Feb 1, 1911. 11:3041. O C & 100

Park av, No 4674 n e cor 187th st, 34x100, 5-sty bk tnt & str. 187th st, No 441 McCarthy-Macy Co to Theo M Macy, 907 Faile st. Mt \$28,000. Feb 1, 1911. 11:3041. O C & 100

Perry av, Nos 3323 & 3327, w s, 444.1 s old road, runs w 94 to e s of the Drive x s 14.11 & 31.8 x e 84.5 to av x n 44 to beginning, two 2-sty fr dwgs. Metropolitan & Suburban Realty Co to Lucy Fensterer, 2420 Grand av. Mts \$12,000 & all liens. Jan 24, Jan 30, 1911. 12:3343. nom

*Patterson av, n s, 75 e Bolton av, 50x100. White Plains road n w cor Patterson av, 100x25. Patterson av Herman Menaker & Lena his wife to Patk H Whalen, 458 W 155th st. Jan 27, Jan 30, 1911. O C & 100

Perry av, Nos 3329 & 3331 w s, 389.11 s Old rd, now Reservoir pl, The Drive runs w 104.8 to The Drive, x s 29.6 x e 94 to av, x n 17 & 37.1 to beg, 2 2-sty fr dwgs. Metropolitan & Suburban Realty Co to Hermine Oznitz, 3058 3d av & Caroline Keil, 2061 Rver av. Mt \$12,000. Jan 27, Feb 2, 1911. 12:3343. nom

*Road leading to Williamsbridge Depot, n s, 53.4 n w Grant st, 26.8 x120x25x110, Westchester. Mary L Hayes to Jas Butler, inc, 390 Washington st. Mts \$6,000. Jan 30, Feb 2, 1911. O C & 100

Riverdale av, No 5682, e s, 85.4 s 259th st (Rock st), 85.4x300x 89x300, 3-sty fr dwg & vacant. Saml Miers & Lena Miers his wife to Josephine J Began, 701 W 177th st. All title. Q C. Jan 26, Feb 2, 1911. 13:3423. nom

Southern Boulevard, w s, 250 s Jennings st, 25x130.9x27.2x141.7. Southern Boulevard, w s, 222.4 n Wilkins av, late pl, runs w 100 x n 101.11 x n w 27.3 x e 130.9 to st, x s 125 to beg, vacant. Norman Lederer to Lederer Constn Co, 3800 Bway. Jan 25, Jan 27, 1911. 11:2976. O C & 100

Southern Boulevard, No 1200 n e cor Home st, 36.10x104.10x25x Home st, No 959 103.9, except part conveyed by deed recorded May 1, 1897, 5-sty bk tnt & str. Martha Graham Construction Co to Leon Wolkowitz, 110 Oak st, Yonkers, N Y. Mt \$35,000 & all liens. Jan 30, Jan 31, 1911. 11:2979. O C & 100

Same property. Martha G Perna (Martha Graham) to same. Q C. Jan 30, Jan 31, 1911. 11:2979. nom

Southern Boulevard, w s, 160.5 n Kingsbridge road, 50x100, vacant. Chas V Ryer, Jr, to Isabel C Reid, 115 W 13th st. Mt \$7,250. Jan 30, Jan 31, 1911. 11:3113. nom

Southern Boulevard, n w s, 155 s w Tiffany st, strip, 5x100, vacant. Release mt. Jas F Meehan Co to Marcus Weyl, 987 Caudwell av. Jan 16, Feb 1, 1911. 10:2722. nom

Same property. Marcus Weyl to Jas F Meehan Co, 815 Hunts Point av. Jan 26, Feb 1, 1911. 10:2722. 100

Southern Boulevard, n w s, 75 s w Tiffany st, 85x100, vacant. Jas F Meehan Co to Eberhardt & Podgur, 430 E 59th st. All liens. Jan 27, Feb 1, 1911. 10:2722. 100

Steuben av, No 3411, e l 130 n e l 210th st, runs w 130 x n 25 x e 130 x s 25 to beg, except part for Steuben av; Steuben av, e l 155 n e l 210th st, runs w 130 x n 25 x e 130 x s 25 to beg, 2-sty fr dwg. Jos A Powers to Jas B Powers at Napier av & 236th st. Mt \$2,600. Jan 24, Feb 2, 1911. 12:3327. nom

*Starling av s e cor Washington st, 108x53.4, Unionport. Isaac Washington st E Abbott to Jno M Huheey, 2165 Ludlow av. 1/2 part. Jan 24, Feb 2, 1911. O C & 100

Steuben av, e s, 75 n 208th st, 50x100, vacant. Caroline Wilker to Caroline Spiegel, 887 West End av. Mt \$1,000. Jan 31, Feb 1, 1911. 12:3337. 1,200

*South Chestnut Drive n s, 285 e North Chestnut Drive, runs e North Chestnut Drive 120 x n 100 x w 40 x n 100 to North Chestnut Drive, x w 80 x s 200 to beg. Bessie G Pritchard to Clarence W & Susanna M Duncan both at 28 W 97th st as joint tenants. C a G. Jan 31, Feb 1, 1911. 100

*Same property. Clarence W & Susanna M Duncan to Bessie G Pritchard, 63 Morningside av E. Jan 31, Feb 1, 1911. 100

*Taylor av, w s, 125 s McGraw av, 50x90. Annie F Mackenzie to Grace L Mackenzie, 1349 Taylor av. All liens. Oct 6, Feb 1, 1911. O C & 100

Tremont av, No 405, n s, 32 e Webster av, 25.3x100, 2-sty bk str. C Adelbert Becker to Creston Co, 440 Tremont av. Jan 31, Feb 1, 1911. 11:3027. O C & 100

Tinton av (Beach av) e s, 175 n 149th st, old line, 75 to s s 150th 150th st st x120, vacant. Longfellow Realty Corpn to Philip Finkelstein, 311 E 54th st. All liens. Dec 5, Feb 1, 1911. 10:2664. O C & 100

Trinity av, No 706, e s, 300 s 156th st, 25x81.9x25x82.9, 2 & 3-sty & b fr dwg. David Bernstein, 706 Trinity av to Arthur Bernstein, 706 Trinity av. Mt \$6,000. Jan 26, Jan 27, 1911. 10:2635. O C & 100

Tinton av, No 916, e s, 154.5 s 163d st, 26.7x135, 2-sty & b fr dwg. Cath A Lavelle to Nicholas Lopard, 883 Trinity av. Mt \$6,000. Jan 23, Jan 28, 1911. 10:2668. 100

*Theriot av n w cor Wood av, 25x100. Wood av Cottage Grove av, e s, 421.5 from Guerlain pl (should be s), runs s 25 x e 110 x n 25 x w 110 to beg, being lot 24 blk L map Jno S Mapes, Van Nest. Thos A Walls HEIR, &c, Cath Walls to Teresa C Cassidy, 209 Skillman st, Bklyn, & Martha E, Annie D, Cath F, Edw J & Andrew A Walls, all at 1530 White Plains road HEIRS, &c, Cath Walls. C a G. Jan 26, Jan 27, 1911. nom

Valentine av, No 2831, w s, 90.1 n 197th st, 25x153.7x25x155, 2-sty fr dwg. Kate L Lax to Madeleine E Claussen, 235 W 100th st. Mt \$8,900 & all liens. Dec 30, Feb 1, 1911. 12:3304. O C & 100

Same property. Madeleine E Claussen to Matthew Casson, 2472 Marion av. Mt \$8,500. Jan 31, Feb 1, 1911. 12:3304. O C & 100

Valentine av, No 2831, w s, 90.1 n 197th st, 25x153.7x25x155, 2-sty fr dwg. Matthew Casson to Mary wife Matthew Casson, 2472 Marion av. Mt \$8,500. Jan 31, Feb 1, 1911. 12:3304. O C & 100

Vyse av, No 1529, w s, 75 n 172d st, 18.9x100, 3-sty bk dwg. Max Hirsch to Olin J Stephens at n e cor Walton av & 146th st. Mts \$11,500 & all liens. Nov 21, Feb 2, 1911. 11:2989. nom

Vyse av, No 1529, w s, 75 n 172d st, 18.9x100, 3-sty bk dwg. Olin J Stephens to Horace W Ingraham, 1027 Prospect av & Geo W Ingraham, 4196 Park av. B & S. Mts \$8,500 & all liens. Feb 1, Feb 2, 1911. 11:2989. nom

Valentine av n w cor 189th st, 106.7x100, vacant. Release mt. 189th st Abbie L Henshaw to Jno H Henshaw, 2030 Bway as TRUSTEE. Jan 31, Feb 2, 1911. 11:3153. 100

Same property. Jno H Henshaw as TRUSTEE to Berney Realty Co, 41 Liberty st. B & S. Jan 31, Feb 2, 1911. 11:3153. O C & 100

Same property. Berney Realty Co to Nagrom Realty Co, 41 Liberty st. B & S & C a G. Feb 1, Feb 2, 1911. 11:3153. O C & 100

*Walker av (Road from Westchester to West Farms), s s begins at w cor of lot & runs n e along road 200 to land Jas P Sanders x s 151 to land Thos Daly x s w 140 to land Wm Smith x s w 265 to beg, contains 3 acres, except Seddon st, w s, 93 s Walker av, 50.8x100; also except parts for sts. Seddon Realty Co to Krabo Ernst Realty Co, 503 E 165th st. Mts \$15,000. Feb 1, Feb 2, 1911. O C & 100

Wales (Tinton) av, e s, 50 s 145th st (Crane st), 48x100, vacant. FORECLOS. Jan 26, 1911. Hugo Levy ref to Anna C Fedden, 755 E 149th st. Feb 2, 1911. 10:2576. 6,400

Washington av, No 1728, e s, 25 s 174th st, 25x89.8, 3-sty fr tnt. Dora Fayen to Wirth Realty & Constn Co, 862 West st, Bronx. Mt \$6,000. Feb 1, Feb 2, 1911. 11:2915. O C & 100

Webster av, No 2346, e s, 192.8 n 184th st, 33.4x90, 4-sty bk tnt. Crotona Constn Co to Chas M Clarke, 251 W 145th st. Mt \$15,000. Jan 31, Feb 2, 1911. 11:3031. O C & 100

Washington av, No 1683, w s, 25 n 173d st, 25x90, 4-sty bk tnt. Fanny Gruen to Jonas Weil, 36 E 75th st. All liens. Dec 19, Feb 2, 1911. 11:2906. O C & 100

Walton av, No 2257, w s, 228 s183d st, 20x95, 2-sty bk dwg. Maria Eggers to Eliz M Hornbaum, 298 Linden st, Bklyn. Mt \$7,000. Jan 31, Feb 2, 1911. 11:3186. nom

Walton av (Berrian av), e s, 100 n e 183d st (3d st), 50x100, 1-sty fr bldg & vacant. Jacob Anger to Wilmore Realty Co, 115 Bway. B & S. Feb 2, 1911. 11:3183. nom

Webster av, No 1341, w s, abt 382.6 n 169th st, 20x90, 3-sty fr tnt & str. Mary E Stanton to Henry L Regard, 707 Ams av. Mt \$5,000. Jan 30, Feb 1, 1911. 11:2887. O C & 100

*White Plains rd, e s, 100 s Kossuth av, 25x77.3x25x76.4. FORECLOS. Jan 9, 1911. Ralph H Raphael ref to Jacob Marx, 2102 Bway. Feb 1, Feb 2, 1911. 3,550

Woodlawn road, No 3048, e s, 78.5 n Hull av, 26.1x95.9x25x103.5, 2-sty fr dwg. Thomas Walsh to Henrietta C wife John H Green, 3141 Hull av. Mt \$5,500. Feb 1, 1911. 12:3345. O C & 100

Washington av, Nos 1186 & 1188, e s, abt 240 n 167th st, 50x137, except part for av, two 3-sty fr dwgs. Nicola Cavaliere et al to Venice Realty Co, 659 E 188th st. Mt \$7,000. Jan 24, Jan 27, 1911. 9:2372. O C & 100

Wilkins av, Nos 1344 & 1346, e s, 175 s Jennings st, 49.6x142.3x53.5x159.7, 5-sty bk tnt & str. Release mt. Estates Settlement Co to Jacob Streifler Co, 1340 Wilkins av. Jan 31, Feb 1, 1911. 11:2976. O C & 1,000
 Same property. Release mt. Frank J Schoonmaker to same. Jan 31, Feb 1, 1911. 11:2976. nom
 Same property. Release mt. Frank J Schoonmaker to same. Jan 31, Feb 1, 1911. 11:2976. nom
 *White Plains road, w s, 100 n Patterson av, 25x25. Patrick H Whalen to Herman Menaker, 428 E 157th st. Jan 27, Jan 30, 1911. O C & 100
 *White Plains road or av, w s, 408 s 219th st, 37.6x146x37x150, Olinville. Adelaide Burlando to Ruskin Realty Co, of Williamsbridge Square, Williamsbridge. All liens. Jan 26, Jan 30, 1911. nom
 Wilkins av, w s, 182.11 n Jennings st, runs w 109.10 x n 40 x w 7.2 x n 40 x e 102.8 to av, x s 81.3 to beg, vacant. Release mt. Wm R Rose to Success Constn Co at Massapequa, L I. Jan 26, Jan 27, 1911. 11:2965. 11,500
 Same property. Release mt. Fleischmann Realty & Constn Co to same. Jan 26, Jan 27, 1911. 11:2965. O C & 4,250
 Webster av, No 3536, e s, 471.5 n Gun Hill road, 23.11x74.3x16.3x74.8, 2-sty bk dwg. Irving Constn Co to Simon Simons, 41 Convent av. Mts \$9,000. Jan 26, Jan 27, 1911. 12:3360. O C & 100
 Webster av, No 3554, e s, 639.4 n Gun Hill road, 15.8x82.8x51.11x74.3, 2-sty bk dwg. Irving Constn Co to Simon Simons, 41 Convent av. Mts \$6,000. Jan 26, Jan 27, 1911. 12:3360. O C & 100
 West Farms road, No 1071, n w s, 47.8 s w Hoe av, 94.9x22.5x79.5x74, 3-sty bk dwg. Mary A McCarthy Constn Co to Jas C McCarthy, 1071 West Farms road. Nov 1, Jan 28, 1911. 10:2744. OC & 17,500
 Lots 114 & 115 map Woodlawn Cemetery agreement as to allotment of graves, etc. Jacob Nuffer, 900 Tinton av with Julius Behles, 512 E 83d st & Geo Haas, 603 Walton av. Jan 23, Feb 1, 1911. 12:3361. nom
 *Lots 410, 425 & 462 to 466, map No 530 of Westchester, portion Benson Estate, Throggs Neck. Llewellyn Realty Co to Chas W Lindsley at Pompton, N J. Jan 31, Feb 1, 1911. nom
 *Plot begins 690 e White Plains road at point 1,000 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. FORECLOS, Jan 20, 1911. Edw D Dowling referee to East-Borough Impt Co, 509 Willis av. Jan 31, Feb 1, 1911. 500
 *Two stone walls, begin 150 from s s road from Henderson Corn to the new Dock (New road), runs n w 100 to point 50 s said road, x e 50 to h w mark, x — 103 to stone wall, x s w 50 to beg, Throggs Neck. Margt J Uebel to Jos Billett, 125 South Railroad av, Mt Vernon, N Y. All title. B & S. All liens. Jan 24, Jan 27, 1911. 500

7th st, Nos 279 & 281 E, two houses. Louis Gluck to Louis Ober, 279 E 7th st; 1 2-12 yrs, from Feb 1, 1911. Feb 1, 1911. 2:377 3,000
 10th st, Nos 84 to 90 E. Consent to assign four leases. Hamilton Fish Corpn to Clara Freid. Nov 28, 1910. Jan 28, 1911. 2:555 nom
 14th st E, No 117. Consent to assign lease dated Nov 16, 1907. Emma Siebert to Alex Fuchs. Jan 14, 1911. Jan 27, 1911. 3:870 nom
 Same property. Assign lease. Leo Fox to same. All title. Dec 10, 1910. Jan 27, 1911. 3:870 nom
 14th st E, No 117, basement & str. Agreement extending lease recorded June 3, 1909, for 2 yrs, from May 1, 1911, on same terms. Emma Siebert to Leo Fox, address not given. Jan 14, 1911. Jan 27, 1911. 3:870 nom
 17th st W, Nos 227 to 239, loft on 7th floor. 227 W 17th St Co to Jos J Kozak, 176 Kent av, Bklyn, & Henry McLoughlin, 1779 Union av, Bklyn; 5 yrs, from Feb 1, 1911. Jan 27, 1911. 3:767 2,000
 19th st, No 251 W, 7th floor or loft. Revel Realty & Securities Co to Dittman-Steidinger Co, 251 W 19th st, et al; 4 11-12 yrs & 15 days, from Feb 15, 1911. Jan 31, 1911. 3:769 3,300
 20th st, No 162 W, all. Jos Solomon to Jas F Egan, 950 Park av; 10 yrs, from Jan 1, 1911. Jan 30, 1911. 3:795 1,800
 21st st, No 11 W. Assign lease. Herman Gordon to Bessie Gordon, 231 E 13th st. Nov 15, Feb 1, 1911. 3:823 nom
 21st st, Nos 15 & 17 W | all. Building & Engineering Co, 1133 22d st, Nos 16 & 18 W | Broadway, to Moise Uhry, 1190 Madison av; Max Schlosser, 64 W 124th st, and Wm Brill, 102 W 49th st, under firm name of Frankenthal Bros & Co; 11 yrs, from Jan 31, 1911. Feb 1, 1911. 3:823 taxes, &c, & 51,000
 25th st, No 126 W, str & basement. Ceil Poznanski to Philip Greim, 126 W 25th st; 3 4-12 yrs, from Jan 1, 1911. Jan 31, 1911. 3:800 1,920
 28th st, No 103 W, b str. Samuel Marks to Athanasios Antoniadis & Livanis Nicholas, both at 103 W 28th st; 3 10-12 yrs, from Jan 1, 1911. Jan 31, 1911. 3:804 1,560
 28th st, No 18 E, b str floor & yard, & part cellar. Albert G Weed to C S & A J Arcencibia, 18 E 28th st; 9 10-12 yrs & 28 days, from Nov 2, 1910. Jan 31, 1911. 3:857 1,500 to 2,200
 29th st E, No 220, str floor & b. Angelo Legniti to Filippo Fiumefreddo, on premises; 3 3-12 yrs, from Feb 1, 1911. Jan 27, 1911. 3:909 780
 36th st, Nos 261-265 W, str & b. 261 West 36th St Co to Bramhall, Deane Co, 262 Water st; 10 yrs, from Feb 1, 1911. Jan 31, 1911. 3:786 3,500
 42d st, Nos 7 & 9 W, all. David B King Jr, to Jos P McHugh & Jas Slater, both at 345 Edgecombe av, firm J P McHugh & Co, 9 W 42d st; from Oct 1, 1911 to May 1, 1922. Feb 1, 1911. 5:1258 24,000
 44th st, No 33 W, all. Augustus Van H Stuyvesant to Jos Kornhauser inc, a corpn. Apr 22, 1910; 15 4-12 yrs from Jan 1, 1911. Feb 2, 1911. 5:1260 4,000 to 5,500
 44th st, No 33 W, assign lease. Jos Kornhauser to Harry Bowman, 611 W 158th st. 1-3 part. All title. Feb 1, Feb 2, 1911. 5:1260 nom
 47th st, No 262 W, w 1/2 of str floor. J B Quinlan EXR of J J Herbert to Nicholas Smothas; Sept 20, 1910, 3 yrs, from Oct 1, 1910. Jan 30, 1911. 4:1018 540
 48th st, No 57 W, n s, 712.6 w 5th av, 21.6x100, land only. TRUSTEES of Columbia College in City N Y to Marie A Davis; 21 yrs, from May 1, 1909 (21 yrs renewal). Feb 1, 1911. 5:1264 taxes, &c, & 1,750
 49th st, Nos 220 & 222 W, asst of all title to leases, bank accounts & partnership of Reel & Riley. Geo H Reel to Wm A Riley. Apr 5, 1904. Feb 2, 1911. 4:1020 nom
 50th st, No 45, n s, 591 w 5th av, 15x100.5. Assign lease. Susan W Sequin to Wm Darrach, 1672 Bway. Jan 24, Feb 1, 1911. 5:1266 nom
 50th st, No 47 W. Consent to assign lease. TRUSTEES of Columbia College to Susan W Sequin at Brightwaters, Bay Shore, L I. Dec 29, 1910. Feb 1, 1911. 5:1266
 51st st, Nos 511 & 513 W. Assign lease. Nonpareil Laundry to Benj Schneider, 179 W 102d st. Jan 30, 1911. 4:1080 nom
 51st st, No 149 W, east str & b. Henry Korn to Margt Doyle, 789 7th av; 3 yrs & 2 1/2 mos from Feb 15, 1911. Feb 2, 1911. 4:1004 600
 53d st, Nos 422 to 430 E, e 1/2 of 6th loft. Theo E Hergert, Inc, a corpn, on premises, to J Bernard Co, 507 W 32d st; 5 yrs, from Feb 1, 1911. Jan 31, 1911. 5:1364 2,400
 56th st, Nos 321 to 347 E, surrender seven leases. Louis Cohen & Barnet Klionsky to Winston Realty Co, 337 E 56th st. Jan 31, Feb 2, 1911. 5:1349 nom
 60th st, No 37 E, ground floor & 1/2 b. Advance Realty & Const Co to Emeline M Hollowell; 2 yrs, from Oct 1, 1910. Jan 27, 1911. 5:1375 1,800
 64th st, Nos 230 & 232 E. Surrender lease. Jos Tuerkel, 203 E 99th st, to Leopold Hellinger, 16 E 96th st. Jan 31, 1911. 5:1418 300
 72d st, No 165 W, all. Kath di P Pease to Pease & Elliman, 340 Mad av; 21 yrs, from Oct 1, 1909. Jan 31, 1911. 4:1144 taxes, &c, & 3,000
 80th st, No 219, n s, 270 w Ams av, 50x102.2, all. John L Taylor to Alfred E Cortis, 2 E 45th st; 3 yrs, from Jan 30, 1911 (given as collateral security to secure \$3,500). Jan 31, 1911. 4:1228 O C & 100
 94th st, No 317 E, rear part of ground floor, contains 1,470 sq ft, also vacant space in rear of bldg. Julia F Karsch to Wm Bues, 1340 Madison av; 3 1-12 yrs, from Feb 1, 1911. Jan 31, 1911. 5:1557 540
 113th st, No 318 E, surrender & cancellation of lease. Luigi Bello, 318 E 113th st to Antonio Spinelli & Teresa Renzo both at 320 E 113th st. All title. Q C Feb 1, 1911. 6:1684 nom
 116th st, No 209 n w cor St Nicholas av, No 121, str No 3. El St. Nicholas av | Nido Realty Co to Alex Fisher, 442 Manhattan av; 3 9-12 yrs, from Jan 1, 1914. Feb 1, 1911. 7:1922 4,500
 175th st, No 528 W, all. Cornelia B Van Wagenen to Jacob L Furst, 528 W 175th st; 1 yr from Oct 1, 1910. Feb 1, 1911. 8:2131 780
 Av C, No 90. Assigns lease & bill of sale of chattels. Solomon Kleinhaus to Henry Syrop, 382 E 3d st. All title. Jan 17, Jan 30, 1911. 2:376 1,000
 Amsterdam av, No 166, str & front part b. Eliz Flick to August Weinrich, 166 Ams av; 5 5-12 yrs, from Dec 1, 1910. Jan 27, 1911. 4:1159 1,800
 Broadway | s w cor 42d st, 41.3x99.11 to e s 7th av, x49.4 to s 42d st, x86.2. Jos H Flick, 275 Old Colony Bldg, 7th av | Chicago, Ill, to Lankershire Realty Co, 59 Wall st; 21 yrs, from May 1, 1909; with renewal rights. Jan 27, 1911. 4:994 taxes, &c, & 50,000
 Bowery, No 344. Assign lease. Richard Mullen to Wm Leunis, 153 E 29th st. Mt \$2,500. Jan 24, Jan 30, 1911. 2:530 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.

Jan. 27, 28, 30, 31, and Feb. 1 and 2.

BOROUGH OF MANHATTAN.

Attorney st, No 150, basement. Jacob Siris & ano to Saml Wiener, 77 Av C; 9 1/2 yrs, from Nov 1, 1910. Jan 28, 1911. 2:345 360 & 420
 Allen st, Nos 23 & 25. Surrender lease. Hyman Weisner to Moses Harris, 55 W 116th st. Jan 30, Feb 1, 1911. 1:300 700
 Bedford st, No 18, all. Lena Antonelli to Antonio Pellegrino & Antonio Bosco, both at 22 Bedford st; 5 yrs, from Jan 1, 1911. Jan 30, 1911. 2:527 1,080
 Broome st, No 355, south b. Harry Gordon to Antonio Castellano; 3 yrs, from May 1, 1910. Jan 27, 1911. 2:470 300
 Elizabeth st, No 258. Assigns lease. Wm Zoll to Rosario La Barbera, 316 Mott st. All title. Mt \$1,000. Jan 20, Jan 30, 1911. 2:507 nom
 Fulton st, No 178, str & part b. A A Newman to Le Bihan, inc a corpn, 1 Barclay st; 2 yrs from May 1, 1911 at \$3,600 & \$4,000 & store & all of basement to May 1, 1916 at \$5,000. Feb 2, 1911. 1:80
 Greenwich st, No 18. Assign lease. John D Haase to Bronislaw Zglobicki, 18 Greenwich st. All title. Mt \$750. Jan 26, Jan 30, 1911. 1:14 nom
 Houston st, No 223 E. Surrender lease. Saml Schall, 223 E Houston st, to Henry F Schilling, at Fort Lee, N J. Jan 24, Jan 31, 1911. 2:412 850
 Hester st, No 72, str. Majestic Dress Goods House to Bernard & Morris Haimowitz, 382 Grand st; 5 yrs, from Feb 1, 1911. Jan 31, 1911. 1:299 1,620
 Houston st, No 76 E, b, str & 1st floor. Geo J Kenny to Antonino Buccola on premises & ano; 4 yrs from Apr 1, 1911. Feb 2, 1911. 2:521 1,100
 Mott st, No 160, all. Michele Lisanti, 160 Mott st, to Luigi Epifania & Saverio Picarillo, both at 116 Grand st; 3 2 1/2 yrs, from Mar 1, 1911. Jan 31, 1911. 2:470 3,900
 Pearl st, No 219, 2d loft. Euler & Robeson, a corpn, to Charles Barthen, 1368 Franklin av; 4 2-12 yrs, from Mar 1, 1911. Feb 1, 1911. 1:69 400
 Same property, 1st loft. Same to Reuben Goldsmith, 197 Pulaski st, Bklyn, N Y; 4 2-12 yrs, from Mar 1, 1911. Feb 1, 1911. 1:69 500
 Thompson st | e cor 3d st, str floor & b. Abraham Kassel to Leopold Gaudiosi, 236 Thompson st; 3 yrs from May 1, 1910. Feb 2, 1911. 2:537 900
 University pl, No 20 | 1st loft above saloon, also b. Wm E Podesta to Max Weber & Max Katz, both at 75 E 4th st; 7 yrs, from Feb 1, 1911. Jan 27, 1911. 2:566 1,400 & 1,700
 Washington st | e s, extends from Barrow to Morton st, —x100, all. Barrow st | St Johns Park Realty Co, 50 Pine st, to Bellas Morton st | Hess & Co, 568 Bway; 21 5-12 yrs, from Sept 1, 1911. Jan 27, 1911. 2:603 taxes, &c, & 37,000
 West st, Nos 164 & 165. Assign two leases. Wm C Renwick et al TRUSTEES Wm R Renwick to Jos J O'Donohue, Jr, 262 W 73d st, & Teresa R O'Donohue, 5 E 69th st, as TRUSTEES. Jan 26, Jan 27, 1911. 1:129 1,250
 Washington st, No 782, cor store & cellar. Margt Lammers to Michael Higgins, on premises; 5 8-12 yrs, from Feb 1, 1911. Jan 30, 1911. 2:641 900

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Broadway, No 239, basement & sub b. United Merchants Realty & Impt Co to Ignatz Katz; from June 1, 1910, to May 1, 1920. Jan 30, 1911. 1:124. 2,050 & 2,250
Broadway, Nos 663 & 665 w s, 200 s 3d st, 50.1x200 to Mercer Mercer st, Nos 230 & 232 st x49.9x200, str, basement & sub-basement. 663-665 Broadway Co to B J Galligan & Co. 650 Bway; 10 yrs, from Feb 1, 1912. Jan 31, 1911. 2:532. 15,000
Broadway n w cor Liberty st, space in room 6a on ground floor in Liberty st Singer Bldg. Ralph Lepore, firm D A Jordan & Co to Antonio Tunolo, 40 Bay 14th st, Bklyn & ano; 3 yrs from May 1, 1911. Feb 2, 1911. 1:62. 1,100
Columbus av, No 715 all. Edwin A Cruikshank to Jas D McEntee 95th st, No 72 W from Feb 1, 1910 to May 1, 1930. Feb 1, 1911. 4:1208. taxes &c & 2,420 to 3,000
Same property. Assign lease. Jas D McEntee to Chas Gahren. 649 Col av. Mts \$3,187.52. Jan 31, 1911. Feb 1, 1911. 4:1208. 3,000
Lenox av, No 47 n w cor 112th st, str. Van Schaick Realty Co to 112th st Isaac Roth; 5 yrs from Jan 1, 1910. Feb 1, 1911. 7:1822. 1,300
Lenox av n e cor 138th st. Assign lease. Chas Meyer to Harry 138th st B Anderson, 247 Lex av. Jan 24. Jan 31, 1911. 6:1736. nom
Lenox av, No 477 s w cor 134th st. Assign lease. Arthur G Free-134th st land to Morris J Simon, 408 Lenox av. All title. Mts \$3,000. Jan 21. Jan 30, 1911. 7:1918. nom
Park av, No 1134 s w cor 91th st, str & 4 rooms in rear & part 91st st cellar. Maria C Meyer to Herman C Schmidt, 1134 Park av; 2 yrs from Feb 1, 1911. Feb 1, 1911. 5:1502. 2,000
St Nicholas av n e cor 181st st, most easterly str. Geo H Gay to 181st st Geo W Smith & Walter J Pratt; from Apr 1, 1910, to Sept 29, 1919. Jan 28, 1911. 8:2154. 1,500 & 1,600
St Nicholas av, No 1398 s e cor 180th st, str & part b. Wille 180th st Constn Co to Walter J Pratt, N Y, & Geo W Smith, Bklyn; 5 yrs, from May 1, 1909. Jan 28, 1911. 8:2153. 1,800 & 2,400
1st av, No 2211, north str floor & part b. Camillo Ubriaco to Angelo Greco, 2211 1st av; 7 yrs, from Oct 1, 1910. Jan 28, 1911. 6:1685. 1,200
1st av, No 2169, all. Surrender lease. Cono Cullucci to Salvatore Soraci, 327 E 113th st. All title. Jan 28. Jan 31, 1911. 6:1684. nom
1st av all as now occupied by parties 2d part & known on tax 122d st, map as lots 30 to 33 & 23 to 26 block 237, except from lots 23 to 26 the southerly portion thereof now occupied by bldgs & yards of Nos 2319 to 2323 1st av being 50 on av & 100 on 121st st; said lots are also known on map of borough of Manhattan as lot 26 1/2 of blk 1798. Helen L Morris to Jno A Hutchinson at Sound Beach, Conn. and Chas W Hutchinson at New Rochelle, N Y, firm Jno Hutchinson & Sons, 2383 1st av; 5 yrs from July 1, 1911; 5 yrs renewal. Feb 1, 1911. 6:1798. taxes &c & 1,750
2d av, No 1557, str & b. Mina C Hagemeyer to Victor Lowenberg, 244 E 79th st; 5 yrs, from Feb 1, 1912. Jan 31, 1911. 5:1526. 900
2d av, No 694, str, &c. Louis Gordon et al to Louis Zelvin, 694 2d av; 5 yrs, from May 1, 1911. Jan 30, 1911. 3:943. 1,260
2d av, No 355. Assign lease. Patk J McGinty to Henrietta Ludwig & Karl Albert, both 355 2d av. Jan 28. Jan 30, 1911. 3:901. O C & 100
2d av, No 115, all. Louis Maas to Herman Reisman & Samuel Rothfeld, both on premises; from Feb 1, 1911, to Apr 29, 1918. Jan 30, 1911. 2:462. 2,750
2d av, No 176, agreement as to payment of \$880 in advance for year 1911, under lease. Chas M Kaufmann with Ascher Wasserman, 176 2d av. Dec 10, 1910. Feb 2, 1911. 2:453. 880
3d av, No 359 n e cor 26th st, all. Leo W Vogel to Michael 26th st, No 201 E Brannelly; Sept 24, 1910, 10 yrs, from Nov 1, 1910. Jan 30, 1911. 3:907. 3,000 & 3,600
5th av, Nos 1383 & 1385 n e cor 114th st, all. Max Cohen & 114th st, No 3 E ano to Saml Wienerman, 3 E 114th st; 3 yrs, from May 1, 1910. Jan 27, 1911. 6:1620. 12,000
6th av, No 527, str & b. Geo Dededimos & ano to Herman King, 331 Central Park W, & Martin King, 112 W 72d st; from Mar 1, 1911, to Apr 30, 1917. Jan 30, 1911. 3:807. \$8,750 for 1st year & thereafter \$666.67 to \$833.32 monthly. Same property, 3 upper floors. Max L Meyer to same; 6 2-12 yrs, from Mar 1, 1911. Jan 30, 1911. 3:807. 2,000 to 2,400
7th av, No 827, store & part cellar. Emma H & Wm J Wenning to Herman Blendermann; 5 yrs, from Oct 1, 1910. July 28, 1910. Jan 28, 1911. 4:1006. 2,600
7th av, No 2574. Assign lease. Cecilia Fitzpatrick to M Grohs Sons, 238 W 28th st. Apr 28, 1910. Jan 31, 1911. 7:2034. nom
7th av, No 2574, cor str. Hamilton Holding Co to Cecilia Fitzpatrick, 364 W 51st st; 5 yrs, from May 1, 1910. Jan 31, 1911. 7:2034. 1,000
8th av, Nos 231 & 231 1/2, n w s, 140.3 n e 21st st, 28x77. Assigns lease. Wm E Baker to Kath T Moore, 108 E 36th st. Jan 31, 1911. 3:745. O C & 100
8th av, Nos 233 & 235 n w s, at s w s 22d st, 29x77. Wm E Baker to Kath T Moore, 108 E 36th st. Jan 31, 1911. 3:745. O C & 100
8th av, No 647, e s, 40.5 s 43d st, 20x80. Subordination of lease to mt. Wm S Bisset & Peter F Miller with Franklin Savings Bank. Jan 30. Jan 31, 1911. 4:1014. nom
8th av, No 682, str & b. Chas A Christman to Tessie Le Vine; 5 yrs from May 1, 1910. Feb 2, 1911. 4:1015. 1,600 to 1,800
8th av, No 667, all. Jos S Rich AGENT to Perry Philips, 667 8th av; 5 yrs, from May 1, 1911. Jan 30, 1911. 4:1033. 4,100
9th av, No 425, w s, 39.6 s 34th st, 19.9x60, str & b. O'Gara Estates to Lulu W Stauffer, 41 Ross st, Bklyn; 5 5-12 yrs from Dec 1, 1910. Feb 2, 1911. 3:731. 720 to 960
9th av, No 425, w s, 39.6 s 34th st, 2d & 3d floors. O'Gara Estates to Lulu W Stauffer, 41 Ross st, Bklyn; 3 5-12 yrs from Dec 1, 1910. Feb 2, 1911. 3:731. 480 to 600

BOROUGH OF THE BRONX.

138th st, No 358 E, str & bake shop in b. Richard P Poschmann to Chas Coy, 358 E 138th st; 3 yrs, from Mar 1, 1911. Jan 31, 1911. 9:2300. 1,260

173d st, Nos 452 & 454 E, an apartment of 5 rooms & b. Jacob Smith to Simon Levinson, on premises; 2 yrs, from Feb 1, 1911. Jan 30, 1911. 11:2905. 180 & 192
Same property, a shop. Same to Saml H Till, 66 Greenwich st; 2 yrs, from Feb 1, 1911. Jan 30, 1911. 11:2905. 60
Same property, the stable. Same to Louis R Smith, 1760 Mad av; 3 yrs, from Feb 1, 1911. Jan 30, 1911. 11:2905. 480 to 900
Brook av, No 340, store & part basement. Herman Ehlers to Mrs S Steinberg, 340 Brook av; 5 yrs, from May 1, 1910. Jan 30, 1911. 9:2268. 540
Boston road, Nos 2102 to 2106 s e cor 180th st, all. Chas H 180th st Weigle to Jno Schoeck, 2102 Boston road; 10 yrs, from Sept 1, 1910. Jan 27, 1911. 11:3140. taxes, &c, & 3,600 to 4,500
Clay av s e cor 168th st, str. O J Schwarzler Co to Chas Koster, 168th st 1893 Wash av; 5 yrs, from Jan 1, 1911. Jan 31, 1911. 9:2426. 900 to 1,020
Clay av s e cor 168th st, str, &c. Assign lease. Chas Koster to 168th st M Grohs Sons, 238 W 28th st. Jan 9. Jan 31, 1911. 9:2426. nom
Southern Boulevard, No 1129, str, b, 3 rooms 1st floor front & stable in yard. Cath Blaesser to Paul Albers, on premises; 5 yrs, from Feb 1, 1911. Jan 31, 1911. 10:2728. 720 to 840
Willis av, No 214, str & cellar. Rubin Niklad to Aaron Marcus, 210 Willis av; 5 yrs from May 1, 1911. Feb 2, 1911. 9:2281. 1,000
Webster av, No 1358. Assign lease. Gustav Kanze & ano to Bertha Kanze. Sept 26, 1910. Jan 31, 1911. 11:2893. nom
3d av n w cor 163d st, 3-sty bldg. Henry Ruhl to Goldberg Fur-163d st niture & Carpet Co; 5 yrs, from Apr 1, 1910; 5 yrs renewal at \$10,000 & \$10,500. Jan 27, 1911. 9:2368. 9,000 to 10,000
3d av, Nos 3257 to 3261, 2d floor. Henry Ruhl to Goldberg Fur-niture & Carpet Co; 5 yrs, from April 1, 1910; 5 yrs renewal at \$1,620. Jan 27, 1911. 9:2368. 1,440
3d av, No 3210, space 10.6x. Leo Levinson to Fredk S Jandorf & Adolf Steiner, both of 1318 Boston road; from Jan 1, 1911, to Jan 1, 1919. Jan 30, 1911. 10:2620. 500 & 750
Same property. Agreement amending term of lease. Same with same. Jan 28. Jan 30, 1911. 10:2620. nom

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.

Anderson, Chas M to Friederike Pape, at New Canaan, Conn. 116th st, No 64, s s, 100 e Lenox av, 25x84.7x26.3x92.9. Prior mt \$36,000. Jan 26, due July 29, 1915, 6%. Jan 27, 1911. 6:1599. 4,000
Anderson, Alfred L at Closter, N J to Lowell Realty Co, 505 5th av. 136th st, Nos 611 & 613, n s, 154.6 w Bway, 54x99.11. P M. Prior mt, \$52,500. Feb 1, due &c as per bond. Feb 2, 1911. 7:2002. 12,500
Anderson, Alfred L at Closter, N J to Lowell Realty Co, 505 5th av. 136th st, No 607, n s, 100 w Bway, 54.6x99.11. P M. Prior mt \$52,500. Feb 1, due &c as per bond. Feb 2, 1911. 7:2002. 12,500
Agate, Frederic J to COLUMBIA TRUST CO, 135 Bway. White st, No 39, s s, 75 e Church st, 24.4x100x24.8x100. P M. Jan 31, 3 yrs, 5%. Feb 1, 1911. 1:175. 30,000
Amsterdam, Saul & Sarah his wife, 1453 50th st, Bklyn, N Y to STATE BANK, 378 Grand st. Lewis st, No 111, w s, 180 n Stanton st, 20x100. P M. Prior mt \$—. Jan 30, 3 yrs, 5%. Feb 1, 1911. 2:330. 16,000
Same to Franconia Realty Co, 1400 5th av. Same property. P M. Prior mt \$16,000. Jan 30, 3 yrs, 6%. Feb 1, 1911. 2:330. 5,680
Brown, Eliz W & Julia A & Caroline L Weeks to Henrietta Wynkoop. King st, Nos 56 & 58, s s, 91.8 e Varick st, 41.8x100. May 21, 1910, 3 yrs, 5%. Jan 27, 1911. 2:519. 1,700
Busch, Albt & Henry Schwartz, Jr, to GERMAN SAVINGS BANK, 100 E 14th st. Water st, No 603, s s, 57.8 e Montgomery st, 25.8x70. Jan 27, 1911 5 yrs, 4 1/2%. 1:244. 7,000
Bodine, Jno H to Kath S wife of Sheafe C Rose, 244 West Colfax av, Denver, Colo., & ano. 3d av, Nos 1081 to 1089, s e cor 64th st, Nos 200 to 204, 100.5x130. P M. Jan 6, 3 yrs, 5%. Jan 27, 1911. 5:1418. 85,000
Bove, Maria wife of & Michl J Bove to Salvatore Soraci, 327 E 113th st. 1st av, No 2167, n w cor 112th st, 25.11x100. Prior mt \$25,000. Jan 28, 5 yrs, 6%. Jan 30, 1911. 6:1684. 10,000
Bloch, Max E, Louis Krawetz & Abraham Krawetz to Leopold Cohn, 60 E 66th st, guardian Chas L Cohn et al. Av B, No 279, e s, 42 n 16th st, 20x93. Jan 28, due, &c, as per bond. Jan 30, 1911. 3:984. 10,000
Block, Rafel, of Bklyn, N Y, with Leopold Cohn, 60 E 66th st, guardian Chas L Cohn et al. Av B, No 279, e s, 42 n 16th st, 20x93. Subordination agreement. Jan 27. Jan 30, 1911. 3:984. nom
Bachman, Alfred C to UNION TRUST CO, 80 Bway. Mangin st, No 25, w s, 175 s Delancey st, old line, also about 50 s new line, 25x100. Jan 31, 1911, 5 yrs, 5%. 2:322. 11,000
Born, Emilie wife of & Jacob Born to FRANKLIN SAVINGS BANK, 656 8th av. 8th av, No 674, e s, 40.5 s 43d st, 20x80; 43d st, s s, 80 e 8th av, 20x80. Jan 31, 1911, 3 yrs, 5%. 4:-1014. 10,000

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- Bohm, Charles to Thos S Prior, 838 President st, Bklyn, N Y, & ano exrs Ida L Prior, 15th st, No 540, s s, 100 w Av B, 25x80. Jan 25, 5 yrs, 5%. Jan 31, 1911. 3:972. 10,000
- Byron, Curtis P to American Mortgage Co, 31 Nassau st. Bowery, No 11, e s, abt 95 n Division st, 22x64.4x21.1x64.4. P M. Jan 31, 1911, 5 yrs, 5%. 1:289. 20,000
- Brettler, Benj with Alfred Steckler, 47th st, No 227, n s, 250 w 2d av, 25x78.9x25.5x76.5. Extension of \$16,000 mt until July 1, 1914, at % as per bond. Jan 10, Jan 30, 1911. 5:1321. nom
- Brettler, Benj with Samuel Bowitz, 14 Morningside av East, 47th st, No 227, n s, 250 w 2d av, 25x78.9x25.5x76.5. Agreement modifying terms of mt. Jan 30, 1911. 5:1321. nom
- Bickelhaupt, Geo to Catharina E Neher, 341 W 51st st & ano, 47th st, Nos 243 & 245, n s, 325 e 8th av, 50x100.5. Prior mt \$58,500. Jan 31, 3 yrs, 6%. Feb 1, 1911. 4:1019. 2,000
- Brady, Mary M to Chelsea Realty Co, 135 Bway, 144th st, No 417, n s, 195 e Convent av, 19x99.11. Prior mt \$17,500. Feb 1, 1911, installs, 6%. 7:2050. notes, 1,000
- Baumann, Flora, 653 Eagle av, with an Assoc for the Relief of Respectable Aged Indigent Females in City of N Y, 891 Ams av, 44th st, No 204 E. Extension of \$15,000 mt until Dec 1, 1913, at 5%. Jan 25, Feb 1, 1911. 5:1317. nom
- Baumgarten, Wolf, 733 2d av to Felix Lorch, 319 E 42d st, 2d av, No 733, w s, 40 n 39th st, 20x83. Prior mt \$—. Feb 1, 1911, installs, 6%. 3:920. 2,300
- Barnard Realty Co to City Mort Co, 15 Wall st. Bway, n e cor 180th st, runs e 105 x n 75 x e 10 x n 44.6 x w 90.6 to Bway x s 122 to beg. Bldg loan. Jan 31, demand, 6%. Feb 1, 1911. 8:2163. 175,000
- Same to same. Same property. Certificate as to above mt. Jan 31, Feb 1, 1911. 8:2163.
- Brown Brothers, Incorporated Owners & Builders a corpn to West Seventy-Second St Corpn, 50 Church st. 72d st, No 166 & 168, s s, 100 e Ams av, 40x102.2. P M. Prior mt \$95,000. Jan 30, due & c as per bond. Feb 2, 1911. 4:1143. 47,400
- Brown Brothers, Incorporated Owners & Builders, a corpn to Atlantic Realty Co, 50 Church st. 72d st, No 164, s s, 140 e Ams av, 19x102.2. P M. Prior mt \$40,000. Feb 1, due & c, as per bond. Feb 2, 1911. 4:1143. 27,600
- Brautingham, Alice J wife Chas H to Lillian H Colwell, 440 Riverside Drive, gdn Jedidiah H Hills, 26th st, No 117, n s, 185.9 w Lex av, 14.3x98.9. Feb 1, 3 yrs, 5%. Feb 2, 1911. 3:882. 3,000
- Bradley, Miles to BOWERY SAVINGS BANK, 128 Bowery. Cherry st, No 421, s s, 175.7 w Jackson st, 25.1x92.7. Feb 2, 1911, due Mar 13, 1913, 5%. 1:260. 500
- Bunke, Diedrich & Jno Meyer to Ratje Bunke, 410 E 141st st, 110th st, No 440, s s, 445 e 1st av, 75x100.11. P M. Prior mt \$6,000. Jan 24, 5 yrs, 5%. Feb 2, 1911. 6:1703. 5,000
- Burns Mfg Co of Bklyn to Jeremiah Desmond, 297 6th av, Bklyn. Certificate as to mt for \$— on property in Bklyn. Jan 30, Feb 2, 1911.
- Bretstun Realty Co to TITLE GUARANTEE & TRUST CO, 1st av, No 27, w s, 50 s 2d st, 25x100, due & c as per bond. Feb 2, 1911. 2:443. 22,000
- Same to same. Same property. Certificate as to above mt. Jan 31, Feb 2, 1911. 2:443.
- Bornhoeft, Anna M & Edna D at East Stroudsburg, Pa, to Jos J Mac Keown, 2014 5th av. Claremont av, No 188, e s, 220 n 125th st, 40x100. P M. Prior mt \$45,000. Feb 1, due & c as per bond. Feb 2, 1911. 7:1993. 15,000
- Bachman, Alfred C to Lucius H Beers at Westhampton Beach, N Y. Mad av, Nos 172 & 174, w s, 60 n 116th st, 40.11x110. P M. Prior mt \$55,000. Feb 1, due & c, as per bond. Feb 2, 1911. 6:1622. 10,000
- Curtis, Frank trustee Sarah M Moore with Cornelius J Ryan, 7th av, No 556. Extension of \$35,000 mt until May 1, 1912, at 5%. Dec 18, Jan 30, 1911. 3:789. nom
- Condit, Wm L, of Hoboken, N J, with Lillian N Kilcoyne, 511 W 139th st, 139th st, Nos 511 & 513 W. Extension of \$49,000 mort until June 30, 1913, at 5%. May 20, Jan 28, 1911. 7:2071. nom
- Cross, Abram L, of Montclair, N J, to Allbt H Baldwin, of South Orange, N J. 11th st, No 231, n s, 139.10 w Waverly pl, runs n 12 x n 40 x e 0.6 x n 45 x w 19.10 x s 45 x — 0.6 x s 40 x s 12 to st, x e 20.4 to beg. Jan 23, 3 yrs, 5%. Jan 27, 1911. 2:614. 3,500
- Cassidy, Mary L with Josephine Clark, 3d av, No 184. Extension of \$16,000 mt until Jan 19, 1914, at 5%. Jan 19, Jan 27, 1911. 3:872. nom
- Cone, Eva at Phila, Pa, to TITLE INSURANCE CO OF N Y. Elizabeth st, Nos 205 & 207, w s, 132.8 s Prince st, 50.8x92.11x51.4x 92.9. Jan 31, 2 yrs, 6%. Feb 1, 1911. 2:493. 8,500
- Chemists Building Co, 25 Broad st to E Matilda Ziegler, 29 W 81st st et al exrs Wm Ziegler, 41st st, Nos 50 to 54, s s, 185 e Mad av, 56.8x98.9. Jan 31, due Jan 1, 1916, 4½%. Feb 1, 1911. 5:1275. 250,000
- Same to same. Same property. Certificate as to above mt. Jan 27, Feb 1, 1911. 5:1275.
- Cohen, Geo & Jacob G Ginsberg to Hyman Schnitzer, 53 E 117th st & ano, 113th st, No 132, s s, 256 e 7th av, 19x100.11. Prior mt \$15,000. Jan 31, 3 yrs, 6%. Feb 1, 1911. 7:1822. 4,000
- Cashman, Annie to Louis Cashman, 402 W 148th st, 100th st, Nos 18 & 20, s s, 165 w Central Park W, 45x100.11. Prior mt \$45,000. Jan 26, 3 yrs, 6%. Feb 2, 1911. 7:1835. 10,000
- Carnegie Constn Co to GERMANIA LIFE INS CO, 20 Nassau st, 114th st, No 605, n s, 125 w Bway, 100x100.11. Feb 2, 1911, due & c, as per bond. 7:1896. 270,000
- Same to same. Same property. Consent to above mt. Jan 31, Feb 2, 1911. 7:1896.
- Same to same. Same property. Certificate as to above mt. Feb 2, 1911. 7:1896.
- Dorsey, Margt & Ellen Conway with Leopold Rosenblatt, 312 E 50th st, 12th st, No 629 E. Subordination agreement. Jan 27, Jan 28, 1911. 2:395. nom
- Davies, Julien T, of Great River, N Y, to Martha M Davies widow at City of Burlington, Vt. 8th av, No 841, w s, 67.4 s 51st st, 22x80. P M. Jan 27, due Jan 27, 1914, 5%. Jan 28, 1911. 4:1041. 14,500
- Duffy, Jas B to John C Travis, 102 W 93d st, trustee Mary E Travis, Washington Terrace, No 11, e s, 88.9 s 186th st, 17.9x62.6. Jan 26, 3 yrs, 5½%. Jan 27, 1911. 8:2156. 6,000
- Dart, Edw, 209 W 138th st, to TITLE GUARANTEE & TRUST CO, 138th st, No 209, n s, 129.6 w 7th av, 17x99.11. Jan 27, 1911, due, & c, as per bond. 7:2024. 8,000
- Dorsey, Magt, Jas McCaffrey, Ellen Conway, Mary A McCaffrey, Hattie McCaffrey (by Geo L Donnellan gdn), & Geo L Donnellan as gdn for the unborn children of Jas McCaffrey to Leopold Rosenblatt, 312 E 50th st, 12th st, No 634, s s, 283 w Av C, 25x103.3. Jan 27, due Jan 1, 1914, 5%. Jan 28, 1911. 2:395. 4,000
- Denner, Leonhard, 778 9th av, with German Alliance Ins Co, 35 Nassau st, 103d st, No 304, s s, 100 e 2d av, 37.6x100.11. Agreement as to share ownership in bond & mt. Dec 16, 1910, Jan 27, 1911. 6:1674.
- Day, Thos D Jr, 20 W 40th st to Sol J Jacobs, 31 W 70th st, Howard st, No 5, s s, 50.10 e Lafayette st, late Elm st, old line and abt 35 e new line, 25.6x100x25.9x100. P M. Jan 27, due Feb 1, 1914, 5%. Jan 31, 1911. 1:208. 29,000
- D'Ascoli, Wm R to Jacob Schwarzwald, 545a Quincy st, Bklyn, N Y. Spring st, No 157, n e cor West Bway, Nos 407 & 409, 25x75.3. Prior mt \$—. Jan 30, due June 30, 1911, 6%. Jan 31, 1911. 2:501. 1,800
- Dippel, Bertha A M with Henrietta de Groot, 14th st, No 514 E. Extension of \$5,000 mt until Jan 1, 1914 at 6%. Jan 27, Feb 1, 1911. 2:407. nom
- Dooley, Virginia J, 2325 7th av to Jno E Dooley, 2325 7th av. Lex av, Nos 2092 to 2098, n w cor 126th st, Nos 127 to 131, 99.11x 52.6. Prior mt \$27,000. Jan 30, 3 yrs, 6%. Feb 1, 1911. 6:1775. 3,000
- Drucker, August H at Sea Cliff, L I to Theodore P Huffman, 197 N 7th st, Newark, N J. 48th st, No 337, n s, 150 w 1st av, 25x 100.5. Prior mt \$6,500. Jan 30, 3 yrs, 6%. Feb 2, 1911. 5:1341. 3,500
- Elk Realty Co, 198 Bway to Abraham Strauss & ano. Certificate as to mt for \$6,000, covering land at Township of Piscataway, N J. Jan 26, Jan 31, 1911.
- Elliott, Fredk A of Bklyn, N Y to Zadah H Reakirt, 411 West End av, 72d st, No 148, s s, 300 e Ams av, 20x102.2. Prior Mt \$—. Jan 16, due Apr 1, 1916, 6%. Jan 31, 1911. 4:1143. 39,000
- Elliott, Fredk A of Bklyn, N Y, to Zadah A Reakirt, 411 West End av, 72d st, No 133, n s, 322 w Col av, 22x102.2. Jan 31, 1911, due Apr 15, 1911, 6%. 4:1144. note, 5,000
- Eichberg, Carolina & Simon Sichel exrs & c Saml Eichberg with Michl A Hoffman, 321 Convent av, Boulevard or Dyckman st, e l 150 n of e l of Sherman av, runs s w 250 x n w 50 x n e 250 x s e 50 to beg. Extension of \$20,000 mt until Feb 16, 1916 at 5%. Feb 1, 1911. 8:2175. nom
- Eichler, Morris D to Saml J Cohen, 152 W 129th st. Av C, No 129, w s, 20 n 8th st, 20x75. P M. Prior mt \$15,000. Feb 1, due May 15, 1914, 6%. Feb 2, 1911. 2:391. 4,500
- Eichler, Morris D 98 Columbia st to Clara Frankenthal, 701 Mad av. Av C, No 129, w s, 20 n 8th st, 20x75. Feb 1, 5 yrs, 5%. Feb 2, 1911. 2:391. 15,000
- Friedman, Sarah wife Henry C to Ella R Andrews, 256 W 57th st, 88th st, No 173, n s, 183.4 e Ams av, 16.2x100.8. Jan 31, 1911, 3 yrs, 5%. 4:1219. 15,000
- First Wesleyan Chapel, Vestry st to NEW YORK SAVINGS BANK, 81 8th av, 7th av, Nos 48 to 60, n w s, 26 s w 14th st, 112.6x 100. Jan 31, 1911, due, & c, as per bond. 2:618. 50,000
- Fay, Kath C A, 101 W 75th st, to Thos Reaney, 53 Vandam st, 15th st, No 20, s s, abt 310 w 5th av, 25x69.11x25.8x75.9. Prior mt \$12,000. Jan 27, due, & c, as per bond. Jan 30, 1911. 3:816. 4,500
- Friedman, Marcus & Morris & Paulina Ryshpan & Sara Hirshdansk to Pincus Ryshpan, 185 E Bway, 4th st, No 279, n s, 238.7 w Av C, 24.9x96.3. Prior mt \$—. Jan 16, 3 yrs, 6%. Feb 1, 1911. 2:387. 8,000
- Fagel & Co, 411 17th st, Bklyn, N Y to Eugene C Stahn, 535 W 135th st, 133d st, Nos 537 & 539, n s, 400 w Ams av, 50x99.11. P M. Prior mt \$55,000. Feb 1, due Sept 1, 1912, 6%. Feb 1, 1911. 7:1987. 5,350
- Goodstein, Harry & Annie Moss to LAWYERS INS & TRUST CO, 7th av, No 1838, w s, 33.11 n 111th st, 33.6x100. Feb 1, 5 yrs, 5%. Feb 2, 1911. 7:1827. 42,000
- Goodstein, Harry & Annie Moss to Roman Catholic Orphan Asylum in City of N Y, 417 Mad av, 7th av, No 1840, w s, 67.5 n 111th st, 33.6x100. Feb 1, 3 yrs, 5%. Feb 2, 1911. 7:1827. 40,000
- Glassheim, Nathan to LAWYERS TITLE INS & TRUST CO, Greenwich av, No 53, w s, 21 s Perry st, 21x73x21x68.7. P M. Jan 31, 5 yrs, 5%. Feb 1, 1911. 2:612. 11,500
- Gilson, Anna B to Henry L Byrnes, 137 W 92d st, et al. 36th st, Nos 141 to 145, n s, 255.2 e 7th av, 59.5x98.9. P M. Jan 25, 2 yrs, 5%. Jan 27, 1911. 3:812. 130,000
- German Alliance Ins Co with Moritz Weisberger, 103d st, No 304 E. Extension of \$34,000 mt until Nov 3, 1914, at 5½%. Dec 16, Jan 27, 1911. 6:1674. nom
- Goldberg, Sarah, of Bklyn, N Y, to Jos Goldberg, 189 Keap st, Bklyn, N Y. 116th st, No 135, n s, 317.9 e 7th av, 28.6x100.11. P M. Jan 27, due July 27, 1913, 6%. Jan 27, 1911. 7:1901. 5,500
- Grant (Alex) Constn Co to Adolph Lewisohn, 9 W 57th st. Broadway, s w cor 181st st, runs w 218.5 x s 125 x e 172.4 to Bway, x n e 133.2 to beg. Jan 26, 5 yrs, 5%. Jan 27, 1911. 8:2176. 195,000
- Same to same. Same property. Certificate as to above mt. Jan 26, Jan 27, 1911. 8:2176.
- Graziadei, Leonardo & Lillian C Riedel to Rebecca A Abrahms, 72 Straiton av, Arverne, L I. 8th av, No 2075, w s, 50.8 n 112th st, 25.2x100. P M. Prior mt \$37,000. Jan 26, 4 yrs, 6%. Jan 27, 1911. 7:1847. 6,000
- Greco, Angelo to Henry Elias Brewing Co, 403 E 54th st, 3d av, No 2211. Saloon lease. Jan 27, demand, 6%. Jan 28, 1911. 6:1685. 5,000
- Gewirz, Louis, 111 Division st, & Louis Jacobs, 1842 7th av, with Mary E Parsons, of Flushing, L I. Pike st, No 25, e s, abt 25 s Henry st, 25x100.11. Extension of \$27,000 mt until Dec 4, 1913, at 5½%. Dec 4, Jan 28, 1911. 1:273. nom
- Gold, Herman, 128 Columbia st to Sophie Bohnet, 460 E 17th st, Bklyn, N Y & ano exrs Mary Braun, Goerck st, No 90, e s, 81.3 n Rivington st, 15.4x99.11. P M. Jan 31, 1911, 3 yrs, 5%. 2:324. 7,000
- Hansgen, Laura to LAWYERS TITLE INS & TRUST CO, Monroe st, No 19, n s, 276.8 e Catharine st, 25x100. Jan 27, 1911, 5 yrs, 5%. 1:276. 22,000
- Henning, Sue T, of Tuxedo, N Y, to Arthur Sutherland, at White Plains, N Y. 37th st, No 113, n s, 189 e Park av, 20x98.9. Prior mt \$40,000. Jan 27, 1911, 2 yrs, 6%. 3:893. 10,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

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Hepner, Harris & Saml to Chas Gordon, 36 W 112th st. 122d st, Nos 212 to 216, s s, 155 e 3d av, 50x100.11. Prior mt \$— 7,000
 Jan 23, 3 yrs, 6%. Jan 27, 1911. 6:1786.

Hodges, Ida H & Clara Freygang with UNION TRUST CO, 80 Bway. Park av, No 1748, w s, 75.11 s 122d st, 25x80. Extension of \$9,000 mt until Dec 15, 1913, at 5%. Jan 11. Jan 27, 1911. 6:1747. nom

Higgins, Maria T to EMIGRANT INDUSTRIAL SAVINGS BANK. Mad av, No 2038, w s, 34.2 n 129th st, 16.2x75. Jan 13, 5 yrs, 5%. Jan 30, 1911. 6:1754. 7,000

Hergesheimer, Marie, 28 Hamilton ter with GERMANIA LIFE INS CO of N Y, 20 Nassau st. 163d st, No 448, s s, 85 e Ams av, 40x112.6x irreg x100. Extens \$35,000 mt until Feb 1, 1912, at 5%. Jan 27. Jan 30, 1911. 8:2110. nom

Herrmann, Saml to Mary E Fitts at Bronxville, N Y. 3d st, No 291, n e s, 209.8 s e Av C, 20.8x96. Feb 1, 1911, 5 yrs, 5%. 2:373. 15,000

Hanna, Louisa T, 517 Hancock st, Bklyn, N Y to METROPOLITAN SAVINGS BANK, 59 Cooper Sq E. 132d st, No 150, s s, 469 w Lenox av, 14.8x99.11. Feb 2, 1911, 5 yrs, 5%. 7:1916. 7,000

Same and Fredk L Hanna with same. Same property. Subordination agreement. Jan 31. Feb 2, 1911. 7:1916. nom

Harris, Minnie L, 132 E 30th st to Rose T Kirk, 136 E 49th st. 28th st, No 132, s s, 60 e Lex av, 20x74. Prior mt \$17,000. Feb 1, due &c, as per bond. Feb 2, 1911. 3:883. 3,000

Hulsebusch, Chas F & Chas F Wegener to Geo Ehret, 1197 Park av. 3d av, No 390. Saloon lease. Feb 2, 1911, demand, 6%. 3:883. 4,000

Hicks, Iva G of Cranford, N J to Ella V Eldredge, 366 Clinton av, Bklyn, N Y. West End av, No 909, w s, 80.11 n 104th st, 20x98. 5 yrs, 5%. Feb 2, 1911. 7:1891. 24,000

Hamilton Terrace Co to LAWYERS TITLE INS & TRUST CO. Hamilton Terrace, e s, 504.6 n 141st st, 275x73.5x276.11x96.6. Bldg loan. Feb 1, 1 yr, 6%. Feb 2, 1911. 7:2050. 275,000

Same to same. Same property. Certificate as to above mt. Feb 1. Feb 2, 1911. 7:2050.

Same to Reliant Holding Co, 160 Bway. Same property. P M. Prior mt \$275,000. Feb 1, 2 yrs, 6%. Feb 2, 1911. 7:2050. 41,000

Jarmulowsky, Meyer & Louis to Corcoran Realty Co, 350 Bway. Av A, Nos 178 & 180, e s, 51.7 n 11th st, 51.7x95.5. Certificate as to reduction of mt. Oct 31. Jan 27, 1911. 2:405. —

Jacobs, Mary, 655 Fox st to Martha Hirsch, 159 Rodney st, Bklyn, N Y. Stanton st, Nos 183 to 187, s w cor Attorney st, Nos 141 & 143, runs w 56.2 x s 63.4 x e 16.5 x n 0.10 x e 40 to Attorney st x n 62.6 to beg. P M. Prior mt \$— Jan 30, 5 yrs, 6%. Jan 31, 1911. 2:349. 7,000

Jansen, Edw, 141 W 79th st to Louise Marie Ammon, 134 W 97th st. 79th st, No 141, n s, 412 W Col av, 19x102.2. Jan 31, 5 yrs, 5%. Feb 1, 1911. 4:1210. 20,000

Justa Realty Co to W Forbes Morgan Jr, 140 W 57th st trus. Lex av, No 181 to 187, e s, 20 n 31st st, runs n 78 x e 100 x s 18 x e 3.11 x s 80 to n s 31st st, No 137 x w 18.6 x n 20 x w 85.5 to beg. Jan 28, due &c, as per bond. Feb 2, 1911. 3:887. 105,000

Same to same. Same property. Certificate as to above mt. Jan 25. Feb 2, 1911. 3:887. —

Same to Bettie Wise, 206 W 118th st et al exrs Nathan Wise. Same property. Prior mt \$105,000. Jan 28, due &c as per bond. Feb 2, 1911. 3:887. 13,000

Same to same. Same property. Certificate as to above mt. Jan 25. Feb 2, 1911. 3:887. —

Kahn, Mary, 321 E 52d st to Benj Rosenstiel, 31 W 124th st. 1st av, 938, e s, 75.3 s 52d st, 25.1x74. Jan 31, 3 yrs, 4 1/2%. Feb 2, 1911. 5:1363. 9,000

Kornhauser, Jos to Harry Bowman, 611 W 158th st. 44th st, No 33 W. Leasehold. 2-3 part. All title. Feb 1, installs, 6%. Feb 2, 1911. 5:1260. 3,000

Kern, Geo to FRANKLIN SAVINGS BANK, 656 8th av. 38th st, Nos 350 & 352, s s, 100 e 9th av, 50x98.9. Feb 1, 1911, 3 yrs, 5%. 3:761. 50,000

Kranich, Helmuth, 314 W 81st st to Olga A Kranich, 312 W 91st st. 81st st, No 314, s s, 180 w West End av, 20x102.2. Feb 1, 1911, 3 yrs, 4 1/2%. 4:1244. 7,000

Kelly, Fredk J of Queens Borough, N Y to Christine F Seckel, 238 W 56th st. 56th st, No 238, s s, 162 e 8th av, 23x100.5. P M. Jan 30, due Feb 1, 1916, 5%. Jan 31, 1911. 4:1027. 30,000

Kelly, Fredk J to Judith W Richardson at Brockton, Mass. 56th st, Nos 238 & 240, s s, 140 e 8th av, 45x100.5. P M. Prior mt \$39,000. Jan 30, 1 yr, 6%. Jan 31, 1911. 4:1027. 13,000

Kraft, Therese to Agnes Neustadt, 701 5th av et al exrs Sigmund Neustadt. Allen st, Nos 84 & 86, s e cor Broome st, Nos 271 & 273, 87.8x42.4x87.8x42.5. Jan 31, 1911, due, &c, as per bond. 2:413. 66,500

Same to Kathleen G Turle, 34 Monroe pl, Bklyn, N Y. Same property. Prior mt \$66,500. Jan 31, 1911, due, &c, as per bond. 2:413. 3,500

Kahn, Germann & Jacob Adler to EMIGRANT INDUSTRIAL SAVINGS BANK. 38th st, Nos 309 to 313, n s, 150 e 2d av, runs e 75 x n 122.6 x w 125 x s 11.9 x — 55.1 x s 87.6 to beginning. Jan 28, 5 yrs, 5%. Jan 30, 1911. 3:944. 40,000

Keve, Max to METROPOLITAN SAVINGS BANK, 59 Cooper sq E. Broome st, No 557, s s, 79 e Varick st, 21 to alley x63 with use of alley. P M. Jan 27, 1911 5 yrs, 5%. 2:477. 8,500

Levy, Abraham, with Meier Schultz, 409 E 120th st. Orchard st, No 193, w s, 97 s Houston st, 25x87.6. Extens \$4,700 mt until July 1, 1914, at —% as per bond. Jan 28. Jan 30, 1911. 2:417. nom

L H-N W Co, a corpn to Sam Bernard at the Belnord Apartment, 86th st & Bway. 25th st, Nos 130 & 132, s s, 325 w 6th av, 50x81.1. Prior mt \$100,000. Jan 31, 1911, 3 yrs, 6%. 3:890. 25,000

L H-N W Co, a corpn to BROOKLYN SAVINGS BANK, 141 Pierrepont st, Bklyn, N Y. 25th st, Nos 130 & 132, s s, 325 w 6th av, 50x81.1. Jan 31, 1911, 5 yrs, 5%. 3:800. 160,000

Same to same. Same property. Certificate as to above mt. Jan 31, 1911. —

Lion Brewery, 960 Col av with FRANKLIN SAVINGS BANK. 8th av, No 674, e s, 40.5 s 43d st, 20x80. Leasehold. Subordination agt. Jan 30. Jan 31, 1911. 4:1014. nom

Luxenberg, Jonas & Aaron H Haskell to Henry Lesser, 226 W 113th st, & ano. 151st st, Nos 526 & 528, s s, 200 e Bway, 2 lots, each 40x99.11. 2 mts, each \$2,000; 2 prior mts \$— each. July 1, 4 yrs, 6%. Jan 30, 1911. 7:2082. 4,000

Loos, Emilie wife August, 576 E 166th st, to N Y SAVINGS BANK, 81 8th av. 127th st, No 12, s s, 166.3 w 5th av, 18.9x99.11. Jan 30, 1911, due, &c, as per bond. 6:1724. 10,000

Lankershire Realty Co to KNICKERBOCKER TRUST CO, 60 Bway, as trustee. Bway, Nos 1465 & 1467, s w cor 42d st, runs w 86.2 to 7th av, Nos 597 & 599, x s 49.4 x e 99.11 to Bway, x n 51.3 to beg. Leasehold. All title. Jan 25, due Feb 1, 1926, 6%. Jan 27, 1911. 4:994. gold, 300,000

Lawyers Mort Co with Kenneth M Murchison. 63d st, No 49 E. Extension of \$30,000 mt until Dec 20, 1913, at 5%. Dec 28. Jan 27, 1911. 5:1378. nom

Levy, Esther to Leopold Haas, 340 W 86th st. Canal st, No 214, s s, 100 w Mulberry st, 25x100. Prior mt \$30,000. Jan 31, 2 yrs, 6%. Feb 1, 1911. 1:199. 15,000

L H-N W Co to Sam Bernard. 25th st, Nos 130 & 132, s s, 325 w 6th av, 50x81.1. Certificate as to mt for \$25,000. Jan 31. Feb 1, 1911. 3:800.

Lawyers Mort Co with Cath E Sefton. 74th st, Nos 164 & 166 W. Extension of \$115,000 mt until Feb 1, 1914 at 5%. Jan 31. Feb 1, 1911. 4:1145. nom

Lipman, Jacob & Saml Rodt to LAWYERS TITLE INS & TRUST CO. Charles st, Nos 28 to 34, s w cor Waverly pl, Nos 202 & 204, 75x38.10. Jan 31, 5 yrs, 5%. Feb 1, 1911. 2:611. 46,000

Leipzig, Abraham with Meyer Greenberg, 48 Pitt st. Pitt st, Nos 48 & 50, e s, 54 n Delancey st, 46x75x irreg x50. Extension of \$6,000 mt until Feb 1, 1914 at 6%. Feb 1, 1911. 2:338. nom

Levy, Moses to Louis Cohen, 170 Mad st. Centre st, Nos 152 to 156, n e cor Walker st, Nos 112 to 124, runs n 82.2 to Canal st, Nos 224 to 238 x e 187.2 to Baxter st, No 106, x s 23.5 to Walker st x w 186.1 to beg. Prior mt \$187,500. Jan 31, 7 yrs, 6%. Feb 2, 1911. 1:198. 75,000

Lewis, Mary R with Tremont Constn Co, 280 Bway. Mad st, No 353. Extension of \$18,000 mt until Feb 1, 1914 at 6%. Jan 31. Feb 2, 1911. 1:267. nom

Lewis, Mary R with Michl Briganti. Elizabeth st, No 150. Extension of \$30,000 mt until May 1, 1913 at 5%. Jan 31. Feb 2, 1911. 2:478. nom

Lesco Realty & Constn Co to Isidore Grossman, 247 W 139th st. 27th st, Nos 135 & 137, n s, 425 w 6th av, 50x98.9. P M. Prior mt \$210,000. Feb 1, due as per bond. Feb 2, 1911. 3:803. 17,400

Levy, Jefferson M to Hudson Mort Co, 135 Bway. 34th st, No 59, n s, 80 w Park av, 25x95. Feb 2, 1911, 3 yrs, 5%. 3:864. 120,000

Linson, Emma C & Sadie I Carlew with Jos J Mackeown. Claremont av, No 188, e s, 220 n 125th st, 40x100. Extension of \$6,000 mt until Feb 1, 1913, at 6%. Jan 30. Feb 2, 1911. 7:1993. nom

Marsh, Jno E exr, &c, Rolph Marsh, with Saml Zirinsky, 193 2d av. Grand st, No 206, and Mott st, Nos 148 & 150. Extension of \$60,000 mt until June 7, 1916, at 5%. Jan 23. Jan 27, 1911. 2:470. nom

McCooley, Francis J to Central Brewing Co, 68th st & East River. 11th av, No 190, s e s, 74 s w 24th st, 24.8x75. Saloon lease. Jan 25, demand, 6%. Jan 28, 1911. 3:695. 4,000

Mahler, Delia A widow with Caroline Mahler, on Ocean av, Elberon, N J. 6th av, Nos 517 & 519, s w cor 31st st, 100x104. Subordination agreement. Jan 30, 1911. 3:806. nom

Mahler, Saml & Abraham to Caroline Neustadter, on Ocean av, Elberon, N J. 6th av, Nos 517 & 519, s w cor 31st st, Nos 100 to 104, 49.5x100. Prior mt \$200,000. Jan 30, 1911, 3 yrs, 5%. 3:806. 50,000

Same with same. Same property. Extension of \$20,000 mt until Jan 1, 1914, at 5%. Jan 28. Jan 30, 1911. 3:806. nom

Mahler, Saml & Abraham to Emma Aaron, 63 E 123d st. 6th av, Nos 517 & 519, s w cor 31st st, Nos 100 to 104, 49.5x100. Prior mt \$250,000. Jan 30, due Feb 1, 1916, 6%. Jan 31, 1911. 3:806. 15,172

Madison Sq Taxicab Co to Isaac Roey. Certificate as to chattel mt for \$2,400. Nov 1, 1910. Jan 31, 1911. —

Mail and Express to WASHINGTON TRUST CO of N Y as trustee. Certificate of consent to mt or deed of trust dated Feb 1, 1911. Jan 30. Jan 31, 1911. —

Miller, Alice to Michael H Tropauer, 21 E 117th st. Park av, Nos 940 & 942, n w cor 81st st, 52.2x100. Prior mt \$16,000. Jan 27, due Feb 9, 1914, 6%. Jan 31, 1911. 5:1493. 12,000

MERCANTILE TRUST CO, 120 Bway to whom it may concern. 32d st, Nos 11 & 13, n s, 200 w 5th av, 50x98.9. Declaration as to amt due on mt Jan 30. Feb 1, 1911. 3:834. —

Miller, Chas G & Susette H Miller exrs &c Francis Miller with Roman Catholic Orphan Asylum, 417 Mad av. Harry Goodstein, 245 W 113th st & Annie Moss, 126 W 122d st; 7th av, No 1840, w s, 67.5 n 111th st, 33.6x100. Subordination agreement. Feb 2, 1911. 7:1827. nom

Montgomery, Edw L Jr to Emma L Hodgson, 605 W 115th st. 31st st, No 208 s s, 120 e 3d av, 20x98.9. Feb 1, 5 yrs, 5%. Feb 2, 1911. 3:911. 11,000

Meyer, Mary C to DRY DOCK SAVINGS INSTN, 341 Bowery Park av, No 1134, s w cor 91st st, No 78, 25.2x82.2. Feb 1, due &c, as per bond. Feb 2, 1911. 5:1502. 25,000

Marvin Alfred H, 1646 East 15th st, Bklyn, N Y, with Chas M Rosenthal at s e cor Fort Washington av & 170th st. Fort Washington av, w s, 100 s 170th st, 75.7x107.2x75x98.5. Extension of \$15,000 mt until Dec 30, 1911, at 5 1/2%. Dec 30, 1910. 8:2139. Corrects error in issue of Jan 7, when property was Ft Washington av, s w cor 170th st. nom

Montague, Harriet A C wife of & Russell W Montague to Isaac Bell of Newport, R I. Broad st, Nos 71 & 73, e s, 89 n South Wm st, runs n 41.5 x e 106.11 x s e 91.9 to So Wm st, Nos 28 & 30, x w 41.6 x n w 55 x w 71.6 to beg. 1/8 part all title. Jan 27, 5 yrs, 6%. Feb 1, 1911. 1:29. 16,000

Mercantile Trust Co trus Oliver S Carter to Eva Deutsch, 13 W 28th st. 32d st, Nos 11 & 13 W. Extension of \$265,000 mt until Apr 24, 1916 at 5%. Jan 21. Feb 1, 1911. 3:834. nom

Marx, Max, 419 Convent av to Bettie Wise at Hotel Cecil, 158 St Nich av. 215th st, s s, 275 e 10th av, 75x99.11. Feb 1, 1911, 5 yrs, 5%. 8:2211. 15,000

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

- New York Veal & Mutton Co to Eliza Fleischhauer, 6 E 94th st et al exrs & Julius Fleischhauer, 44th st, Nos 326 & 328, s s, 225 w 1st av, 50x100.5. P. M. Jan 31, due Feb 1, 1916, 5%. 25,000
5:1336.
- Nichols, Wendell L of Brookline, Mass to Anna W H Nichols, 31 Clinton rd, Brookline, Mass. 49th st, No 244 to 250, s s, 80 e 8th av, 80x100. Leasehold. Prior mt \$—. Feb 1, 1911, demand, 6%. Feb 2, 1911. 4:1020. 8,000
- Nichols, Pauline, 2131 Ams av, to Eva Stern, 260 7th st. Av A, No 1385, w s, 76.8 s 74th st, 25.6x100. P. M. Prior mt \$—. Feb 1, 3 yrs, 6%. Feb 2, 1911. 5:1468. 3,000
- Nadler, Wolf to Marks Kirshbaum, 113 E 91st st. Forsyth st, No 142, e s, 100 n Delancey st, 25.2x100. Prior mt \$24,500. Jan 27, 1911, due, &c, as per bond. 2:420. 5,000
- Neumann, Robt F to Margaret A Donohue, 514 W 142d st. extrx Philip Donohue. Bway, No 2188, e s, 77.4 s 78th st, 25.9x30.5x 25.6x34.1. P. M. Jan 20, 3 yrs, 5%. Jan 30, 1911. 4:1169. 20,000
- One Hundred Forty-four West Thirty-Second St Realty Co to Fredk A Clark, at Cooperstown, N Y. 32d st, No 144, s s, 455 w 6th av, 20x49.1x20x49. Jan 30, 1911, due, &c, as per bond. 3:807. 37,000
- Same to same. Same property. Certificate as to above mt. Jan 30, 1911. 3:807.
- Odell, Abraham B exr Jacob D Odell with Israel Grinstein, 114 E 81st st. Goerck st, No 25, w s, 50 n Broome st, 25x75. Extension of \$17,930 mort until Jan 1, 1916, at 5%. Jan 13, Jan 27, 1911. 2:327. nom
- O'Connell, John H to Christopher J Doody, 108 W 83d st. Ams av, No 345, e s, 52.2 n 76th st, 25x100. Prior mt \$21,000. Jan 27, 2 yrs, 6%. Jan 31, 1911. 4:1148. 3,300
- Pape, Fredk, 355 Lenox rd, Bklyn, N Y, with Nicholas F P Behrens of Stockton, N J. Front st, No 301. Extens of \$12,000 mt until Aug 2, 1916, at 5%. Jan 30, Jan 31, 1911. 1:244. nom
- Pundt, Chas F, 149 E 63d st & Chas Adler, 25 E 130th st with Albert G Morganstern, 14 E 78th st. 2d av, No 2282, n e cor 117th st, No 301, 25x81. Subordination agt. Jan 30, Jan 31, 1911. 6:1689. nom
- Pundt, Chas F, 1293 2d av to Albert G Morganstern, 14 E 78th st. 2d av, No 2282, n e cor 117th st, No 301, 25x81. Prior mt \$—. Jan 30, 5 yrs, 5%. Jan 31, 1911. 6:1689. 25,000
- Pier, Earl G to Gouverneur M Carnochan, at New City, N Y, gdn Frederic G Carnochan & ano. Walker st, No 87, s s, 120 e Cortlandt alley, 24x93. P. M. Jan 27, 1911, due, &c, as per bond. 1:195. 33,500
- Pollack, Bertha, of Bklyn, N Y, to Max M Berman, 513 Hopkinson av, Bklyn. 108th st, No 229, n s, 360 e 3d av, 25x100.11. P. M. Prior mt \$12,000. Jan 21, due July 21, 1913, 6%. Jan 27, 1911. 6:1658. 3,000
- Peets, E Spencer to Harry L Rosen, 203 W 112th st, et al, exrs Jos G Rosen. 129th st, No 134, s s, 375 e 7th av, 25x99.11. Jan 30, 1911, 5 yrs, 5%. 7:1913. 23,000
- Perniciaro, Rosa, 222 Thompson st, to Giuseppi Di Siena, 105 Sullivan st. Thompson st, Nos 222 & 224, e s, 275 n Bleecker st, 50x85. Prior mt \$57,000. Jan 25, 3 yrs, 6%. Jan 30, 1911. 2:537. 3,000
- Pick, Louis, 78 W 119th st with David Sears of Boston, Mass. 119th st, No 78, s s, 135 e Lenox av, 17x100.11. Extension of \$12,000 mt until Jan 6, 1914 at 5%. Jan 18, Feb 1, 1911. 6:1717. nom
- Parsons, Jeannette Le B wife W Eugene Parsons to BOWERY SAVINGS BANK, 128 Bowery. 73d st, No 126, s s, 231.3 e Park av, 18.9x102.2. Feb 1, 1911, 3 yrs, 4½%. 5:1407. 6,000
- Quinlan, Julia, 20 E 130th st to Rachel Broadman, 1441 Lex av, Broome st, No 24. Extension of \$18,000 mt until Jan 24, 1914, at 5%. Jan 19, Feb 1, 1911. 2:322. nom
- Rosen, Abraham, 18-20 W 21st st, with Babette Wachsman, 108 W 115th st. Eldridge st, Nos 54-56. Agreement as to assignment of mort as security. Jan 19, Jan 27, 1911. 1:300. nom
- Reiser, Mary to Amy H Coleman, 50 W 68th st. 122d st, Nos 269 to 273, n s, 100 e 8th av, 3 lots, each 20x100.11. 3 P M mts, each \$5,833.33. 3 prior mts, each \$12,500. Jan 24, 3 yrs, 6%. Jan 27, 1911. 7:1928. 17,499.99
- Rountree Realty Constn Co to Jacob Hirsh, 25 West 87th st. 180th st, s w cor Pinehurst av, 112.10x200 to 179th st, x100 to Pinehurst av, x200.5 to beg. P. M. Prior mt \$49,000. Jan 26, due Feb 1, 1912, 6%. Jan 27, 1911. 8:2177. 61,000
- Renard Building & Constn Co to Helen C Hawkins. Certificate as to two mts for \$6,500 each, covering land in Westchester Co. Jan 24, Jan 27, 1911.
- Rockledge Constn Co, 41 W 33d st, to METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 102d st, runs e 118 x s 100.11 x w 22.10 x n 25 x w 107.7 to Drive, x n 76.11 to beg. Jan 25, due Oct 1, 1920, 6%, until completion of bldg; 5½% thereafter until Oct 1, 1915, & 5% thereafter. Jan 27, 1911. 7:1889. 500,000
- Same to same. Same property. Certificate as to above mort. Jan 25, Jan 27, 1911. 7:1889.
- Rubinger, Chas to Jos L Bittenwieser, 233 Lenox av. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. Prior mt \$—. Dec 31, due June 1, 1911, 6%. Jan 30, 1911. 2:608. 25,000
- Rodenbach, Wm J, 201 W 142d st, to Solomon Strauss, 323 W 83d st. Ams av, No 938, w s, 25.11 n 106th st, 25x100. Prior mt \$28,000. Jan 30, 1911, 3 yrs, 6%. 7:1878. 5,000
- Rosenberg, Saml to LAWYERS TITLE INS & TRUST CO, Bayard st, Nos 62 & 64, n s, 23 w Elizabeth st, 48.4x75x48.6x75. Jan 30, 1911, 5 yrs, 5%. 1:201. 52,000
- Reichhard, Geo, Anna Schneider & Bertha Herbert to Cornelia W Hall at Greenberg, N Y & ano, trus Jno J Hall, 43d st, Nos 539 & 541, n s, 225 e 11th av, 50x100.5. Jan 30, 5 yrs, 5%. Jan 31, 1911. 4:1072. 20,000
- Randell, Benj to Benj J Weil, 11a E 75th st. 6th st, No 709 & 711, n s, 150.4 e Av C, 44.11x90.10. P. M. Prior mt \$49,000. Feb 1, installs, 6%. Feb 2, 1911. 2:376. 7,500
- Robert, Sophia, 911 Park av, with Leopold E Levine, 46 E 3d st. Av D, No 7, w s, 75.11 n 2d st, 23.2x93. Extension of \$5,500 mt until Feb 1, 1916, at % as per bond. Feb 1, 1911. 2:372. nom
- Renilo Mortgage Co to Wm Oberman, at Deans Station, N J. Delancey st, No 150, n s, 22 e Suffolk st, 22x50; Suffolk st, No 96, e s, 50 n Delancey st, 25x44. P. M. Jan 25, 5 yrs, 4½%. Feb 2, 1911. 2:348. 32,000
- Reade, Walstein S to Yorktown Realty Co, 3436 Bway. Front st, No 74, n w s, 19.1 s w Old Slip, runs n w 33.6 x n e 0.4 x n w 52.9 x s w 19 x s e 85.9 to st, x n e 19.2 to beg. P. M. Prior mt \$17,500. Feb 1, 1911, due Aug 1, 1915, 5%. 1:32. 2,500
- Roscorn Realty Co, 347 5th av to METROPOLITAN LIFE INS CO, 1 Mad av. 26th st, Nos 15 to 19, n s, 216 E 5th av, 84x197.6 to s s 27th st, Nos 10 to 14. Feb 1, 1911, due Apr 1, 1916, 6% until completion of bldg & 5½% thereafter. 3:856. 1,300,000
- Same to same. Same property. Certificate as to above mt. Feb 1, 1911. 3:856.
- Reiser, Mary to Henrietta E Van Buren, Fishkill, N Y exr & Smith T Van Buren, 7th av, No 292, w s, 108.7 n 26th st, 19.8x 91.2x19.8x90.5. P. M. Feb 1, 1911, 3 yrs, 5%. 3:776. 33,000
- Rodt, Saml & Jacob Lipman to Samson Lachman, 313 W 106th st, Charles st, Nos 28 to 34, s w cor Waverly pl, Nos 202 & 204, 75x38.10. Prior mt \$46,000. Jan 31, 1 yr, 6%. Feb 1, 1911. 2:611. 4,000
- Reiser, Mary to W Irving Clark, 127 E 30th st. 7th av, No 290, w s, 88.10 n 26th st, 19.8x90.5x19.8x90.1. P. M. Feb 1, 1911, 3 yrs, 5%. 3:776. 33,000
- Rosenstock, Saml to Fannie Rosenstock, 1331 Mad av. 40th st, No 402, s s, 65 w 9th av, 18.4x98.9. Prior mt \$8,000. Jan 31, 2 yrs, 6%. Feb 1, 1911. 3:737. 4,000
- Stone, Harlan F trus for Marion S Buckler will David Stevenson with Adam Wiener, 348 Central Park West. Broome st, No 118, n s, 25 w Willett st, 25x87.6. Extension of \$21,000 mt until Jan 23, 1914, at 5%. Jan 30, 1911. 2:337. nom
- Stege, Geo H, 186 Hewes st, Bklyn N Y to Julia E Cameron, 31 E 38th st. Reade st, Nos 80 & 82, n e cor Church st, No 175, 38.9x36.4; Reade st, No 78, n s, 39 e Church st, runs e 30 x n 61.3 x w 69.3 to e s Church st, No 177, x s 25 x e 39 x s 36.3 to beg. P. M. Prior mt \$85,000. Jan 11, due May 1, 1914, 5%. Jan 31, 1911. 1:150. 70,000
- Smolensky, Joseph to N Y TRUST CO, 26 Broad st. Grand st, No 384, n s, 50 w Suffolk st, 25x100. Jan 27, 1911, 5 yrs, 5%. 2:-351. 30,000
- St Johns Park Realty Co, 50 Pine st, to Bellas Hess & Co, 568 Bway. Washington st, Nos 617 to 631, e s, extends from Barrow st, Nos 117 to 121, to Morton st, Nos 95 & 97, —x100. Prior mt \$126,000. Jan 26, due, &c, as per bond. Jan 27, 1911. 2:-603. 18,500
- Same to same. Same property. Certificate as to above mort. Jan 26, Jan 27, 1911. 2:603.
- Solomon, Moses to Charles Strauss, 301 St Nicholas av. Bradhurst av, Nos 128 & 130, s e cor 149th st, 99.11x50. Prior mt \$—. Jan 30, 1911, due Feb 1, 1914, 6%. 7:2045. 10,000
- Stewart, Archibald C M I, of Mamaroneck, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. William st, Nos 257 & 259, n s, 76.3 e New Chambers st, 30.5x64.6x30.6x65.2. Jan 28, 1 yr, 5%. Jan 30, 1911. 1:119. 37,500
- Salomon, Charles trustee Pauline Schiff with Edw Moss, 74th st, No 492 E. Extension of \$15,000 mt until Feb 1, 1914, at 5%. Jan 25, Jan 30, 1911. 5:1468. nom
- Sullivan, Lydia M with Harry Weissberger & Jos Klein, Cannon st, No 90. Extension of \$20,000 mt until Feb 1, 1916 at 5%. Feb 1, 1911. 2:329. nom
- Smith, Mary J with Jos Seldin of Bklyn, N Y. Delancey st, No 292. Extension of \$21,000 mt until Jan 9, 1916 at 5%. Jan 31, Feb 1, 1911. 2:328. nom
- Silk, Solomon & Jos Harbater to Margt Jaeger, 207 E 15th st. 13th st, Nos 106 & 108, s s, 120 w 6th av, 40x103.3. P. M. Feb 1, 1911, 2 yrs, 6%. 2:608. 10,600
- Spinelli, Antonio, 320 E 113th st & Teresa Renzo, 320 E 113th st to Angelo Pasquale, 627 W 48th st & ano. 113th st, No 318, s s, 412.6 w 1st av, 31.3x100.11. P. M. Prior mt \$25,000. Feb 1, 1911, 3 yrs, 6%. 6:1684. 3,000
- Stewart, Harrison M to Julius Wolford, 59 Morton st. 134th st, No 30, s s, 438 w 5th av, 22x99.11. P. M. Prior mt \$—. Jan 31, 3 yrs, 6%. Feb 1, 1911. 6:1731. 4,750
- Spinelli, Antonia, 320 E 113th st, & Teresa Renzo, 320 E 113th st, to Wm R Rose, 309 W 81st st. 113th st, No 318, s s, 412.6 w 1st av, 31.3x100.11; 113th st, No 320, s s, 237.6 e 2d av, 31.3 x100.11; 113th st, No 322, s s, 268.9 e 2d av, 31.3x100.11. Prior mt \$68,000. Feb 1, 1911, 1 yr, 6%. 6:1684. 3,000
- Schmidt, Jennie L to Sarah Kohn, 309 E 10th st. 15th st, No 432, s s, 144 w Av A, 25x103.3. P. M. Prior mt \$24,000. Feb 1, 5 yrs, 6%. Feb 2, 1911. 3:946. 5,900
- Same to same. Same property. Prior mt \$29,900. Given as collateral security for mt of \$8,750 covering 196 1st av. Feb 1, due Nov 1, 1917, 6%. Feb 2, 1911. 3:946. 4,000
- Solomon, Annie, of Bklyn, N Y, to Wolf Rosen, 173 E 93d st. 91st st, No 311, n s, 175 e 2d av, 25x100.8. Prior mt \$—. Oct 19, 1910, 3 yrs, 6%. Feb 2, 1911. 5:1554. 3,000
- Simerlein, Edw, 511 E 86th st, to Jno Luckner & Jno T Luckner, 511 E 86th st. & ano. 86th st, No 511, n s, 75 e Av A, 25x100. P. M. Prior mt \$10,000. Jan 30, 3 yrs, 6%. Feb 2, 1911. 5:1583. 4,500
- Smith, Harry J to TITLE GUARANTEE & TRUST CO. 130th st, No 22, s s, 126.8 w Mad av, 16.8x99.11. Feb 2, 1911, due, &c, as per bond. 6:1754. 6,000
- Steers, Lizzie A to Bertha Blumenthal, 563 West End av, et al exrs August Blumenthal. 81st st, Nos 167 to 173, n s, 46 e Ams av, 4 lots, each 38.6x102.2; 4 mts, each \$5,000; 4 prior mts, each \$37,500. Feb 1, 2 yrs, 6%. Feb 2, 1911. 4:1212. 20,000
- Sobel & Kean, a corpn, 200 Manhattan av, to Leon Sobel, 68 Edgecombe av, Manhattan av, Nos 196 to 202, n e cor 108th st, Nos 17 & 19, 100.11x95; 109th st, Nos 4 to 10, s s, 100 w Central Park West, 86.8x100.11. Prior mt \$218,000. Jan 28, 3 yrs, 6%. Feb 2, 1911. 7:1844. 25,000
- Same to same. Same property. Certificate as to above mt. Jan 28, Feb 2, 1911. 7:1844.
- Sobel & Kean, a corpn, 200 Manhattan av, to David Ullman, 307 W 98th st. Manhattan av, s e cor 109th st, No 20, 50.11x100. Prior mt \$—. Jan 28, 3 yrs, 6%. Feb 2, 1911. 7:1844. 9,000
- Same to same. Same property. Certificate as to above mt. Jan 28, Feb 2, 1911. 7:1844.
- Sobel & Kean, a corpn, 200 Man av, to David Ullman, 307 W 98th st. Manhattan av, Nos 204 & 206, e s, 50.11 s 109th st, 50x100. Prior mt \$—. Jan 28, 3 yrs, 6%. Feb 2, 1911. 7:1844. 6,000
- Same to same. Same property. Certificate as to above mt. Jan 28, Feb 2, 1911. 7:1844.
- Simon, Solomon to LAWYERS TITLE INS & TRUST CO, 120th st, No 23, n s, 100 e Lenox av, 20x100.11. Feb 2, 1911, 5 yrs, 5%. 6:1720. 17,000

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Sobel & Kean, a corpn, 200 Manhattan av, to David Ullman, 307 W 98th st, 109th st, Nos 12 & 14, s, 186.8 w Central Park West, 41.8x100.11. Prior mt \$— Jan 28, 3 yrs, 6%. Feb 2, 1911. 7:1844. 5,000

Same to same. Same property. Certificate as to above mt. Jan 28, Feb 2, 1911. 7:1844. —

Schonbar Printing Co to Chester R De La Vergne. Certificate as to mt or deed of trust. Jan 20, 1911. Feb 2, 1911. File. —

Seventy-Sixth St & Park Av Co, 165 Bway, to CENTRAL TRUST CO of N Y, 54 Wall st. Park av, s w cor 76th st, runs w 133 x s 102.2 x e 81.8 x s 102.2 to 75th st x e 17 x n 102.2 x e 34.4 to av x n 102.2 to beginning. Feb 1, 5 yrs, 4½%. Feb 2, 1911. 5:1390. 750,000

20 West 36th St Co to Union Mortgage Co, 128 Bway. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Certificate as to mt for \$500,000. Feb 1. Feb 2, 1911. 3:837. —

Tobias, Minna to Fannie Altschul, 102 W 143d st. 142d st, No 234, s s, 243.3 e 8th av, 39.11x99.11. Feb 1, due Aug 1, 1912, 6%. Feb 2, 1911. 7:2027. 5,200

20 W 36th st Co a corpn to Union Mort Co, 128 Bway. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. P M as to \$340,000; also Bldg Loan. Feb 1, 1911, 5 yrs, 6%. 3:837. 500,000

Traverso, Pietro to TITLE GUARANTEE & TRUST CO. Henry st, Nos 5 to 11, n w cor Catharine st, No 24, 19x99.11x18.11x 100; also interior plot, begins 69.2 w Catharine st & 19 n Henry st, runs n 0.6 x w 30 x s 0.6 x e 30 to beg, together. Jan 30, due, &c, as per bond. Jan 31, 1911. 1:279. 30,000

Tuscan Const Co, 3536 Bway, to Edwin Goodman, 25 Claremont av. Claremont av, No 140, e s, 300 n 122d st, 75x115.3 to c 1 former Bloomingdale road x75.3x121.2. Prior mt \$142,000. Jan 28, due Nov 16, 1911, 6%. Jan 30, 1911. 7:1993. 8,000

Same to same. Same property. Certificate as to above mt. Jan 28, Jan 30, 1911. 7:1993. —

TITLE INS CO of N Y with Moses Selig, 697 West End av. Bway, Nos 3393 to 3399, s w cor 138th st, No 600, 99.11x100. Extension of \$160,000 mt until Feb 1, 1916, at 4½%. Feb 2, 1911. 7:2086. nom

Unger, Hinna to Louis S Phillips, 156 W 57th st. 49th st, No 306, s s, 100.5 e 2d av, 25x100.5. Prior mt \$17,000. Jan 27, due, as per bond. Jan 28, 1911. 5:1341. 4,000

Unger, Hinna to LAWYERS TITLE INS & TRUST CO. 89th st, No 109, n s, 158.10 e Park av, 25.6x100.8. Jan 31, 1911, 5 yrs, 5%. 5:1518. 22,000

Same to Chas Wolf, 163 E 95th st. Same property. Prior mt, \$22,000. Jan 31, 1911, 3 yrs, 6%. 5:1518. 3,000

Underwriters Realty & Title Co to Abraham L Werner. Certificate as to mt for \$5,000 on property at Flushing, L I. Jan 27, Feb 2, 1911. File. —

Union Mortgage Co with 20 West 36th st Co. 36th st, Nos 20 to 26 W. Agreement as to payment of 2 mts for \$70,000 & \$150,000 & cancellation of same. Feb 1, 1911. Feb 2, 1911. 3:837. nom

Van Orden Const Co to Josephine E Carpenter. 184th st, n s, 100 w Ams av, ——. Certificate as to mt for \$45,000. Jan 31, Feb 2, 1911. 8:2156. —

Van Orden Const Co to Clifford V Brokaw et al trustees Wm B Gould. 184th st, n s, 150 w Ams av, 50x99.11. Certificate as to mt for \$45,000. Jan 31, Feb 2, 1911. 8:2156. —

Van Orden Const Co to De Ruyter Van Orden, Inc, a corpn, 561 W 181st st. 184th st, n s, 100 w Ams av, 2 lots, each 50x100.11. 2 mts, each \$10,000; 2 prior mts, each \$45,000. Jan 31, 3 yrs, 6%. Feb 2, 1911. 8:2156. 20,000

Same to same. Same property. 2 certificates as to above mt. Jan 31, Feb 2, 1911. 8:2156. —

Van Orden Const Co to Clifford V Brokaw at Glen Cove, L I et al trus Wm V Brokaw. 184th st, n s, 150 w Ams av, 50x99.11. Jan 31, 5 yrs, 5%. Feb 1, 1911. 8:2156. 45,000

Van Orden Const Co to Josephine E Carpenter at Bar Harbor, Me. 184th st, n s, 100 w Ams av, 50x99.11. Jan 31, 5 yrs, 5%. Feb 1, 1911. 8:2156. 45,000

Wolfson, Etha R with Wm E Finn, at East Orange, N J. 15th st, Nos 153-159, n s, 150 e 7th av, 80x103.3. Subordination agreement. Jan 27, Feb 1, 1911. 3:791. nom

Weiss, Emma, 333 E 83d st, to Eliz Salzman, at Roselle Park, N J. 86th st, No 540, s s, 173 w East End av, 25x102.2. Prior mt \$12,000. Jan 30, 3 yrs, 5%. Feb 2, 1911. 5:1582. 1,250

Williams, Harry C, 33 W 128th st, with EMIGRANT INDUSTRIAL SAVINGS BANK. Lex av, No 302. Extension of mt for \$15,000 to Jan 26, 1911, at 5%. Jan 26, Feb 2, 1911. 3:893. nom

Warner Realty Co to Robt J Horner, 170 W 73d st, 25th st, Nos 516 to 524, n s, 200 w 10th av, 125x98.9. Prior mt \$65,000. Feb 1, installs, 6%. Feb 2, 1911. 3:696. 25,000

Same to same. Same property. Certificate as to above mt. Feb 1, Feb 2, 1911. 3:696. —

Williamson, Morris, of Bklyn, & Dora Bomzon, of N Y, to Julius Lichtenstein, 27 E 95th st. East Bway, No 46, n s, 379.6 e Catharine st, 24.11x69.4x24.11x69.2 e s. Feb 1, due, &c, as per bond. Feb 2, 1911. 1:281. 40,000

Weatherley, Charlotte, 67 W 148th st, to John D Slayback, 2211 Bway. Mad av, No 416, w s, 51 n 48th st, 24.5x95. P M. Jan 30, 3 yrs, 5%. Feb 2, 1911. 5:1284. 70,000

Weil, Saml to Rector & Trinity Church, 187 Fulton st. Greenwich st, Nos 415 to 427, s e cor Laight st, Nos 59 to 63, runs e 126.4 x s 176.11 to w s Hubert st, Nos 12 to 18, x w 125.7 to Greenwich st, x n 177.6 to beg. P M. Feb 1, 1911, 3 yrs, 4½%. 1:215. 150,000

Wulff, Emma to Fredk Benzer, 317 E 20th st. 20th st, No 317, n s, 230 e 2d av, 20x92. Prior mt \$10,000. Jan 31, 3 yrs, 6%. Feb 1, 1911. 3:926. 2,750

Wilson, Andrew of Newark, N J with Clara & Morris Rothschild. Park av, No 1314, w s, 25.11 s 100th st, 25x73.3. Extension of \$12,000 mt until Mar 3, 1914 at 5½%. Jan 20, Jan 31, 1911. 6:1605. nom

Weill, Michel to Sigmund Lewy, 128 E 74th st. 3d av, No 1027, e s, 21.5 s 61st st, 19.5x70. Prior mt \$17,500. Jan 31, 1911, due, &c, as per bond. 5:1415. 4,000

Wilson, Jas J, 288 St Nicholas av, to Allan Marquand, at Guernsey Hall, Princeton, N J, gdn Galbraith Ward & ano. 130th st, No 158, s s, 193.9 e 7th av, 18.9x99.11. P M. Jan 27, 1911, due, &c, as per bond. 7:1914. 10,500

Waverly Realty Co to TWELFTH WARD BANK, 147 E 125th st. 5th av, No 12, w s, 28.6 n 8th st, 26.3x100. P M. Prior mt \$125,000. Jan 26, 3 yrs, 6%. Jan 27, 1911. 2:572. 50,000

Wilken, Carl, 238 Woodbine st, Bklyn, N Y, with Anna M Schmidt, 2855 Bainbridge av. 2d av, No 1793, s w cor 90th st, No 250, 25.8x75. Extension of \$5,000 mt until Apr 1, 1914, at 6%. Jan 10, Jan 28, 1911. 5:1535. nom

Zeimer, Emma with Adam Wiener, 348 Central Park West. Broome st, No 118, n s, 25 w Willett st, 25x87.6. Extens of \$4,000 mt until Dec 15, 1912, at 6%. Dec 14, Jan 30, 1911. 2:337. nom

BOROUGH OF THE BRONX.

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

American Real Estate Co to LAWYERS TITLE INS & TRUST CO. Simpson st, e s, 161.11 s Westchester av, 2 lots, each 40x 100. 2 morts, each \$30,000. Jan 27, 1911, 5 yrs, 5%. 10:2725. 60,000

Arctander, Florence A to Anna M Fink. 34 W 88th st. Grant av, e s, 59.4 n 164th st, runs n 21.3 x e 110.8 x s 16 x w 16 x s 5 x w 95.6 to beg, except part for Grant av. Jan 27, 3 yrs, 5%. Jan 28, 1911. 9:2447. 5,500

Aaronson, Abram to Emily Schaeffler at Cambreleng av & Grote st. Morris av, w s, 190.6 n 164th st, 24.6x105x24.7x105. P M. Jan 26, due May 26, 1911. Jan 27, 1911, 5%. 9:2447. 3,500

Amolsky, David to LAWYERS TITLE INS & TRUST CO. Washington av, n w s, 48 n 169th st, 50x100. Jan 27, 1911, 5 yrs, 5%. 11:2901. 40,000

Same & Max Cohen with same. Same property. Two subordination agreements. Jan 27, 1911. 11:2901. nom

Alexander Development Co to Greenwood Cemetery, 170 Bway. Bathgate av, s e cor 183d st, No 530, 94x55. Jan 31, 5 yrs, 5%. Feb 1, 1911. 11:3051. 50,000

Same to same. Same property. Certificate as to above mt. Jan 31, Feb 1, 1911. 11:3051. —

Brook Ave Constn Co to Henry McCaddin, 63 Mad st. Brook av, n e cor 170th st, 40.8x100x51.9x100. Jan 30, due &c as per bond. Feb 1, 1911. 11:2895. 5,700

Same to same. Same property. Certificate as to above mt. Jan 30, Feb 1, 1911. 11:2895. —

*Brocaval Realty & Holding Co to Amelia S Lansing, 32 W 95th st. Oak st, w s, 100 n Beech st, 100x100, Westchester. P M. Jan 30, due, &c, as per bond. Jan 31, 1911. 2:250

*Same to same. Same property. Certificate as to above mt. Jan 28, Jan 31, 1911. —

*Butterworth, Jos E with E A Bennett, 408 8th av. Av A, s e cor 1st st, 117.2x458.6 to Westchester Creek x170x426, Unionport. Extension of \$10,000 mt until Jan 1, 1914, at 6%. Jan 30, Feb 1, 1911. nom

Bristow Const Co to Ada M Burr, at Bantam, Conn. Tiffany st, e s, 167.1 n w 167th st, 30x113.2. Feb 2, 1911, 3 yrs, 6%. 10:2718. 3,000

Same to same. Same property. Certificate as to above mt. Feb 1, Feb 2, 1911. 10:2718. —

Berkowitz, Harry to Margt Knox, 478 Mott av. 146th st, n s, 70 w Brook av, 20x50. Aug 1, 1910, 3 yrs, 5½%. Feb 2, 1911. 9:2291. 4,000

Brewer, Adelaide M, 28 W 1st, Mt Vernon, N Y, to Katie Alexander, 2973 Webster av. Hull av, e s, 401 s Gun Hill rd, 25x 100. Prior mt \$1,500. Jan 30, due Apr 23, 1912, 6%. Jan 31, 1911. 12:3352. 500

*Boyd, Wm A to August Jordan, 2501 Arthur av. Lot 18B, map No 1108 B, sub-division Penfield property at Wakefield, Dec 1, due, &c, as per bond. Jan 31, 1911. 750

Brizzolara, Adelaide to TITLE GUARANTEE & TRUST CO, Webster st, No 1335, w s, abt 325 n 169th st, 20x90. Jan 30, 1911, due, &c, as per bond. 11:2887. 4,500

*Belmar Investing Co to American Mortgage Co, 31 Nassau st. 181st st, n s, 74.10 e Aqueduct av E, 75x100. Jan 30, 1911, 3 yrs, 6%. 11:3207. 6,000

Same to same. Same property. Certificate as to above mt. Jan 28, Jan 30, 1911. 11:3207. —

Bilrite Realty Co to Louis J Levy at Spring Valley, N Y. Crotona av, s e cor Fairmount pl, 40x90. Jan 26, 5 yrs, 5½%. Jan 27, 1911. 11:2950. 37,500

Same to same. Same property. Certificate as to above mt. Jan 26, Jan 27, 1911. 11:2950. —

*Basel, Thos to Kasper Feser, 465 E 146th st. Elliott av, e s, 70 n Burke av, 50x125, Olinville. Jan 23, 3 yrs, 5%. Jan 27, 1911. 1,000

Benenson Realty Co to LAWYERS TITLE INS & TRUST CO. Melrose av, Nos 688 & 690, n e cor 154th st, Nos 401 & 403, 100x 45. Jan 27, due Nov 27, 1911, 6%. Jan 28, 1911. 9:2376. 50,000

Same to same. Same property. Certificate as to above mt. Jan 26, Jan 28, 1911. 9:2376. —

Bodger, Thomas to Amalie Schaaf, 830 Elton av. Teller av, No 1324, s e s, 199.1 n e 169th st, 25x82.10x25x83. Jan 27, 3 yrs, 5½%. Jan 28, 1911. 11:2782. 5,500

Banard, Saml to Martin C Wright. Union av, No 819, n w cor 150th st, 25x100. Prior mt \$30,000. Apr 1, installs, 6%. Jan 27, 1911. 10:2664. 3,400

Central Realty Co to David R Todd & ano, 260 W 76th st. Grant av, w s, 256.6 n 166th st, 156.6 to s s McClellan st x100. Prior mt \$3,400. Nov 21, 2 yrs, 6%. Jan 27, 1911. 9:2452. 6,668

Same to same. Same property. Certificate as to above mt. Nov 21, Jan 27, 1911. 9:2452. —

*Cooney, Michl J to John T Dooling, 179 E 80th st. St Raymonds av, s s, 100 w Blondell av, 50x100. Prior mt \$— Jan 20, due July 20, 1913, 5½%. Jan 28, 1911. 200

Carroll, Mary E to Martha A Viele, at Ballston Spa, N Y. Townsend av, e s, 265 n 175th st, 25x100. Jan 27, 1911, 3 yrs, 5%. 11:2850. gold, 1,500

*Corn Exchange Realty Co to Eliz K Upham, 247 5th av. Van Cortlandt st, n s, — e Eastchester av, & being lots 96 & 97 map Givan homestead, 306x236.8x260x204.11, Westchester. P M. Jan 30, 1911, 3 yrs, 5½%. 3,500

*Same to same. Same property. Certificate as to above mt. Jan 30, 1911. —

INTERIOR MARBLE CORK & ZICHA MARBLE CO.,

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- Civic Realty & Constn Co to Hyman Cohen. Morris av, Nos 1035 to 1039, n w cor 165th st, 50.10x102.8x40.6x103.4. Certificate as to mt for \$6,000. Jan 16, Jan 31, 1911. 9:2448.
- Carr Bldg Co to Yatty Kramer, 323 E 50th st. Ogden av, 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. Prior mt \$14,000. Jan 25, due, &c, as per bond. Jan 31, 1911. 9:2528. 1,500
- Same to same. Same property. Certificate as to above mt. Jan 19, Jan 31, 1911. 9:2528.
- Crotty, Michl J, Bridget Geoghegan & Mary Odell & Bridget Crotty widow to Chas Seidel, 13 Perry st. Valentine av, n w cor 181st st, 62.10x185x63.2x185. Jan 30, 3 yrs, 6%. Jan 31, 1911. 11:3144-3149. 4,000
- Clark, Helen M & Grover C & Wm B to Maryon J Fisher, 1040 Simpson st. Lisbon pl, s s, 95.10 w Mosholu Parkway, 50x100. Jan 30, due, &c, as per bond. 12:3311. Jan 31, 1911. 5,000
- Civic Realty & Const Co & Blanche R B Cohen to Tessie E Moss, 17 E 97th st. Morris av, n w cor 165th st, 50.10x102.8x40.6x103.4. Subordination agreement. Jan 21. Jan 31, 1911. 9:2448. nom
- Cohen, Hyman, 2100 5th av with Civic Realty & Constn Co, 150 Nassau st. Morris av, n w cor 165th st, 50.10x102.8x40.6x103.4. Extension of \$5,000 mt until Feb 15, 1913 at 6%. Jan 20, Jan 31, 1911. 9:2448. nom
- *Crary, Mary D to Fidelity Development Co, 1477 Bway. Bogart av, e s, 150 s Neil av, 50x100. P M. Feb 1, 1911, 3 yrs, % as per bond. 1,200
- Clarke, Chas M to Crotona Const Co, 3787 Bway. Webster av, No 2346, e s, 192.8 n 184th st, 33.4x90. P M. Prior mt \$15,000. Jan 31, due, &c, as per bond. Feb 2, 1911. 11:3031. 2,500
- *Dosso, Maria to Mary J Mapelsden, 129 William st, Catskill, N Y. Van Nest av, n s, 20 w Taylor st, 25x100. Feb 1, 5 yrs, 5%. Feb 2, 1911. 4,000
- Durie, Eliz to Gepke Schulte, 359 E 145th st. Echo pl, s s, 161.7 w Anthony av, 33.4x100. Jan 27, 1911, due, &c, as per bond. 11:2809. 4,000
- Same to Agnes Westerfield, 87 Palisade av, West Hoboken, N J. Same property. Prior mt \$4,000. Jan 27, 1911, 8 yrs, 6%. 11:2809. 1,300
- Dougherty, Jas E, 881 Crotona Park North, with Christian P Roos, 176 Prospect pl, Bklyn, N Y. Tremont av, n w cor Crotona av, 156.5 to e s Belmont av x208.5x irreg to w s Crotona av x230 to beginning. Extension of \$55,000 mt until Jan 27, 1914, at 5%. Dec 8. Jan 27, 1911. 11:3079. nom
- *Di Pietro Felice to Jos Iatommasso, 3648 Holland av. Old Boston rd, w s, 275 s Elizabeth st, 25x101.5. Jan 28, due, &c, as per bond. Jan 31, 1911. 1,000
- Duminico Constn Co to Henry E Jones, 3 Place des Etats Unis, Paris, France, & ano, trus Geo F Jones. Belmont av, s e cor Crescent av, mt reads s e s at line bet lots 40 & 41, runs s e 60 x n e 96 to s s Crescent av x w 77.1 to Belmont av x s w 47.7 to beg, being part lot 40, map Belmont Village. Jan 27, 1911, 5 yrs, 5½%. 11:3088. 28,000
- Same to same. Same property. Certificate as to above mt. Jan 24. Jan 27, 1911. 11:3088.
- Same to same. Same property. Consent to above mt. Jan 24. Jan 27, 1911. 11:3088.
- Same to same. Same property. Certificate as to above mt. Jan 24. Jan 27, 1911. 11:3088.
- Same to same. Crescent av, s s, at line bet lots 40 & 61, runs s 128.4 x w 40 x n 96 to av x e 51.5 to beg, being part lot 40, same map. Jan 27, 1911, 5 yrs, 5½%. 11:3088. 22,000
- Same to same. Same property. Consent to above mt. Jan 24. Jan 27, 1911. 11:3088.
- Same to same. Same property. Certificate as to above mt. Jan 24. Jan 27, 1911. 11:3088.
- Eberhardt & Podgur a corpn, 430 E 59th st to Jas F Meehan Co, 815 Hunts Point av. So Boulevard, n w s, 75 s w Tiffany st, 85x100. P M. Prior mt \$53,000. Jan 27, due &c as per bond. Feb 1, 1911. 10:2722. 4,000
- Flanagan, Bridget to Margt E Putnam, 16 W 77th st, & ano exrs, &c, Albert E Putnam. 231st st, n s, 100 w Corlear av, 100x169.11. P M. Jan 30, 5 yrs, 4½%. Feb 2, 1911. 13:3406. 6,000
- *Forsey, Frances C, 67 Bay av, Bronx, to Amelia R Bahren, 67 Bay av, Bay av, n s, 60 e North st, 30x100, City Island. Oct 18, due, &c, as per bond. Feb 2, 1911. 2,800
- Frisco Realty Co to LAWYERS TITLE INS & TRUST CO. 163d st, n s, 44.2 e College av, 37.10x85. Jan 27, 3 yrs, 5½%. Jan 28, 1911. 9:2423. 19,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2324.
- Same to Greenwich Mortgage Co, 509 Willis av. Same property. Prior mt \$19,000. Jan 27, due, &c, as per bond. Jan 28, 1911. 9:2423. 3,500
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2423.
- Same to LAWYERS TITLE INS & TRUST CO. College av, n e cor 163d st, 85x44.2. Jan 27, 3 yrs, 5½%. Jan 28, 1911. 9:2423. 28,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2423.
- Frisco Realty Co to Greenwich Mortgage Co, 509 Willis av. Same property. Prior mt \$28,000. Jan 27, due, &c, as per bond. Jan 28, 1911. 9:2423. 6,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2423.
- Same to LAWYERS TITLE INS & TRUST CO. 163d st, n s, 82 e College av, 38x85. Jan 28, 1911, 3 yrs, 5½%. 19,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2423.
- Same to Greenwich Mortgage Co, 3025 3d av. Same property. Prior mt \$19,000. Jan 27, 2 yrs, 6%. Jan 28, 1911. 9:2423. 3,250
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 28, 1911. 9:2423.
- Fiscella, Primiano to Russo-Barba Realty Co, 625 E 187th st. 187th st, No 625, n s, 50 s e Hughes av, 25x100, except part for st. P M. Prior mt \$—. Jan 26, 3 yrs, 6%. Jan 27, 1911. 11:3076. 3,000
- Forsberg, Hannah S wife of & Niles O Forsberg to Franklin Soc for Home Bldg & Savings, a corpn, 1 Beekman st. Cedar av, Nos 1854 & 1856 (Heath av), e s, abt 115 n 175th st, 53.5x—x8.8x129. Jan 27, 1911, installs, 6%. 11:2881. 6,500
- *Gregorio, Nicola & Michl Figola to Smith Williamson at White Plains, N Y. 228th st (14th av), s s, 179 w 5th st or av, 26x114, Wakefield. Jan 19, due Jan 1, 1914, 5½%. Jan 27, 1911. 3,500
- Grafelmann, Margaretha, at Middle Village, L I, to GERMAN SAVINGS BANK, 100 E 14th st. 134th st, No 308, s s, 100 w Alexander av, 25x100. Jan 23, 5 yrs, 5%. Jan 30, 1911. 9:2309. 11,000
- Guaranteed Mortgage Co with Victor Gerhards, 1418 Clinton av. Longfellow av, n w cor Freeman st, 25x100. Extens of \$21,500 mt until Feb 1, 1916, at 5%. Jan 30, 1911. 11:2999. nom
- Hunken, Geo J, 325 E 197th st, to HARLEM SAVINGS BANK, 124 E 125th st. Pond pl, n e cor 197th st, 50x74.6x54x54. Jan 27, 1911, 3 yrs, 5%. 12:3289. 5,000
- Hammer Realty Co, 3922 Park av, to U S Title Guaranty & Indemnity Co, 20 Vesey st. Prospect av, n w cor 179th st, 50x100x49.11x100. Bldg loan. Jan 26, due, &c, as per bond. Jan 27, 1911. 11:3094. 45,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 27, 1911. 11:3094.
- Hammer, Ernest, 2636 Morris av, & Geo Jung, 3328 Becker av. with U S Title Guaranty & Indemnity Co, 20 Vesey st. Prospect av, n w cor 179th st, 50x100x49.11x100. Subordination agreement. Jan 26. Jan 27, 1911. 11:3094. nom
- Halpin, Alice A, 1 Cottage pl, to Dominic L O'Reilly, 371 E 141st st. Cottage pl, w s, 100 n 170th st, 40x100. Jan 28, due, &c, as per bond. Jan 30, 1911. 11:2932. 1,000
- Hellman, Eliz F wife Jos F to Cath M Hawke, 3077 Villa av. Villa av, w s, 352.8 n Bedford Park Boulevard (Southern Boulevard), 25x100. Extension of \$2,750 mt until Jan 28, 1916, at 5%. Jan 28. Feb 2, 1911. 12:3321. nom
- Haight, Mary E to Randall Comfort, 1315 Franklin av. Bailey av, e s, 174.3 s 238th st, 50x117 to Cannon pl x 60x119, & being lot 39 map No 964 land Wm O Giles, 50x137.8x62.4x138, except part for Cannon pl. Jan 28, due, &c, as per bond. Jan 30, 1911. 12:3258. 2,000
- Hupfel, Adolph G to Ella L Murphy, 1245 Mad av. Bedford Park Boulevard (So Boulevard), s e cor Webster av, 99.1x51.9x99.4x51.11. Feb 1, 1911, due &c as per bond. 12:3273. 20,000
- Ingraham, Horace W & Geo W to Olin J Stephens, at Walton av, n e cor 146th st. Vyse av, No 1529, w s, 75 n 172d st, 18.9x100. P M. Prior mt \$7,250. Feb 1, due May 1, 1912, 6%. Feb 2, 1911. 11:2989. 2,000
- Jenks, Elijah to Sarah J Carroll, 682 Tinton av. Aqueduct av, s e cor 183d st (Wadsworth av), 25.4x90.6x25x86.3. Feb 1, 1911, due &c as per bond. 11:3208. 1,000
- *Justo, Angelo to Michl F Sweeney, at Pottstown, Pa. Randall st, s s, 150 e Carlisle pl, 25x150. Feb 1, 3 yrs, 5½%. Feb 2, 1911. 3,000
- *Same to Jennie Turdo, 117 Mott st. Same property. Prior mt \$3,000. Feb 1, 1 yr, 6%. Feb 2, 1911. 1,000
- Janes, Edward F, 537 W 149th st, to N Y Suburban Co-operative Bldg & Loan Assoc, 147 E 125th st. Jennings st, No 837, n s, 16.9 w Stebbins av, 16.7x100. P M. Jan 23, installs, 6%. Jan 27, 1911. 11:2964. 4,000
- Jacobs, Robt J, 871 6th av, with Rachel Butt, 1667 Bway, Bklyn, N Y. Decatur av, No 2768. Extension of \$5,000 mt until Nov 23, 1915, at 5%. Jan 19, Jan 28, 1911. 12:3278. nom
- Jefferson, Edwin, 373 Ford st to John J Jefferson, 506 2d av, Asbury Park, N J & ano, exrs Susan Jefferson Jr. Grand Blvd & Concourse, n w cor 176th st, runs n e 28.3 x n 99.7 x w 50 x s 125 to st x e 37.6 to beg, except part for Grand Blvd & Concourse. Jan 30, 3 yrs, 5%. Jan 31, 1911. 11:2801. 1,500
- Keil (Francis X) Co to Mary E Givens, 1 Teasdale pl. Minford pl, w s, 162.6 s 172d st, 37.6x100. Jan 26, 2 yrs, 6%. Jan 27, 1911. 11:2977. 5,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 27, 1911. 11:2977.
- Same to Florence L Squires, 234 W 145th st. Minford pl, w s, 125 s 172d st, 37.6x100. Jan 26, 2 yrs, 6%. Jan 27, 1911. 11:2977. 5,000
- Same to same. Same property. Certificate as to above mt. Jan 26. Jan 27, 1911. 11:2977.
- Keil, Charlotte individ & as extrx Henry Keil with Johanna Schmidt. 136th st, Nos 442 & 444 (696 & 698), s s, 375 e Willis av, 50x100. Extension of \$10,000 mt until Jan 21, 1913, at % as per bond. Jan 26. Jan 27, 1911. 9:2280. nom
- Kemp-Jones Realty Co to Alfred C Gants, 900 Ogden av. Anderson av, e s, 500 n Jerome av, 27x149x27.1x146.9. Prior mt \$16,000. Jan 26, 3 yrs, 6%. Jan 28, 1911. 9:2504. 4,000
- Kerl, Edw H, 1822 Bathgate av, to Ernst C Kerl, 1429 Prospect av. Freeman st, n w cor Longfellow av, No 1301, 25x100. Prior mt \$21,500, 3 yrs, 6%. Feb 1, 1911. 11:2999. 6,500
- *Krausch, Philip to Eliz Reinhardt, 263 So 1st av, Mt Vernon, N Y. 223d st, s s, 355 w White Plains rd, 25x103.1. Jan 27, due Jan 1, 1914, 5½%. Feb 1, 1911. 5,000
- Same to Emma Kingsman, 203 So 1st av, Mt Vernon, N Y. 223d st, s s, 280 w White Plains rd; 3 lots, each 25x103.1; 3 mts, each \$5,000. Jan 27, due Dec 14, 1913, 5½%. Feb 1, 1911. 15,000
- *Krabo, Ernst Realty Co to Seddon Realty Co, 1743 Wallace av. Walker av (rd from Village of Westchester to West Farms), s s, at w cor said lot, hereby described, runs n e 200 x s 151 x s w 140 x w 265 to beg, except Seddon st, w s, 93.8 s Walker av, 50.8 x100; also except part for Walker av & Seddon st. P M. Prior mt \$9,400. Feb 1, 1911, 3 yrs, 6%. 5,600
- Liberty Investing Co to Edw H Bailey, of Sea Gate, N Y. Walton av, w s, 470.11 s Fordham road, 19.10x96.6. Certificate as to mt for \$6,500. Feb 2, 1911. 11:3188.
- Liberty Investing Co to Edw H Bailey, — Beach 48th st, Bklyn, N Y. Walton av, w s, 470.11 s Fordham road, 19.10x96.6. Feb 1, 3 yrs, 5%. Feb 2, 1911. 11:3188. 6,500
- Levi, Alfred W to Elkan Kahn, 471 E 140th st. 139th st, Nos 302 to 308, s s, 75 w Alexander av, 75x100. P M. Prior mt \$30,000. Jan 17, 3 yrs, 6%. Feb 2, 1911. 9:2314. 6,000
- Same to same. Same property. Given as collateral security for mt of \$3,050 covering 6948 3d av, Bklyn, N Y. Jan 17, due July 1, 1912, 6%. Feb 2, 1911. 9:2314. 4,300
- *Livingston, Geo S & Nathan Turk to Morris Bass, 1669 Eastern Parkway, Bklyn, N Y. 4th av, n e cor 226th st (12th st), 75x105, Wakefield. Prior mt \$2,500. Jan 7, 1910, due Feb 10, 1911, 6%. Feb 2, 1911. 2,000
- *Same to same. 12th st, s w s, 555 s e White Plains road, 50x114. Prior mt \$900. June 7, 1910, due Feb 10, 1911, 6%. Feb 2, 1911. 1,000

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- Liberty Investing Co, 165 Bway to Wm Ollendorff, 230 W 97th st. Walton av, w s, 169.6 n 184th st. Two lots, each 19.11x96.5. Two mts, each \$6,500. Jan 31, 1911, 3 yrs, 5%. 11:3188. 13,000
Same to same. Same Property. Certificate as to two mts for \$6,500 each. Jan 31, 1911.
- Lawyers Mortgage Co with Geo W Read. Walton av, n e cor 176th st, 125x25. Extension of \$3,500 mt until Dec 19, 1913, at 5½%. Dec 8. Jan 27, 1911. 11:2827. nom
- Levinson, Leo to Louise Kausen, at s w cor Layton av & Wilcox st. Steuben av, w s, 100 s 210th st, 75x100. Prior mt \$2,000. Jan 26, due, &c, as per bond. Jan 27, 1911. 12:3326. 1,000
- Liberty Investing Co, 165 Bway, to Geo F wife Stanley Gifford, 71 Central Park West. Walton av, w s, 348.5 n 184th st, 19.11x96.6. Jan 27, 1911, due, &c, as per bond. 11:3188. 6,500
Same to same. Same property. Certificate as to above mt. Jan 27, 1911. 11:3188.
- Same to Eliz Gifford, 275 Central Park West. Walton av, w s, 368.3 n 184th st, 19x96.6x17.6x96.5. Jan 27, 1911, due, &c, as per bond. 11:3188. 6,500
Same to same. Same property. Certificate as to above mt. Jan 27, 1911. 11:3188.
- Lee, Sarah E to Marion B Isaacs, 52 W 92d st, & ano. Washington av, w s, 108 n 176th st, 25x100, except part for av. Jan 30, 1911, due, &c, as per bond. 11:2909. 5,500
- Levy, Louis J with LAWYERS TITLE INS & TRUST CO. Crotona av, s e cor Fairmount pl, 40x90. Agreement as to share ownership in mt. Jan 26. Jan 31, 1911. 11:2950.
- Longfellow Realty Corp to Max Jacobs, 230 W 142d st. Longfellow av, No 1255, w s, 90.4 s Freeman st, 41.4x109.5, given as collateral security for mt covering No 57 Hester st. Prior mt \$—, Nov 3, 1910, installs, 6%. Jan 31, 1911. 11:2993. 2,550
- LAWYERS TITLE INS & TRUST CO with J C Gaffney Const Co, 896 E 163d st. Fox st, w s, 48.7 n 167th st, 40x115x irreg x102.2. Extension of \$30,000 mt until Jan 30, 1916, at 5%. Jan 30. Feb 2, 1911. 10:2718. nom
- Maze Realty Co to TITLE GUARANTEE & TRUST CO. Fox st, n s, 110 e Av St John. Two lots, each 40.7x125. Two bldg loan mts, each \$22,000. Jan 30, 1911, 1 yr, 6%. Jan 31, 1911. 10:2684. 44,000
Same to same. Fox st, w s, 110 e Av St John, 81.3x125. Certificate as to 2 mts for \$22,000 each. Jan 30. Jan 31, 1911. 10:2684.
- MacPherson, Chas A of Newark, N J to Theresia Loesel, 157 E 3d st. Kelly st, No 755, w s, 425 n 156th st, 25x100. Jan 31, 1911, 3 yrs, 5%. 10:2701. 10,000
- McGarity, Jos F, Chas, Wm & Cath & Julia Reilly to Louise M Oliver, 41 Harrison av, Montclair, N J. Bathgate av, s e s, at s s 172d st, 55x87x55.2x91.5. Prior mt \$8,000. Jan 28, due, &c, as per bond. Jan 31, 1911. 11:2919. 1,500
- *Melrose Realty Co, 2775 Webster av, to Eliza Sutherland, 58 Park pl, Geneva, N Y. Cedar av, n s, 131.9 w Corsa av, 25x100. Jan 27, 1911, 3 yrs, 6%. 600
*Same to same. Same property. Certificate as to above mt. Jan 27, 1911.
- Masterson, Wm H, 1822 Morris av, to John H Thorn, — Northern Terrace. Park av, No 4290, e s, 125 s 179th st, 41x100. Jan 27, 1911, due, &c, as per bond. 11:3035. 7,500
- *McGrath, Mary F to Eliz K Dooling, 179 E 80th st. Baisley av, n w cor Fairfax av, 75x100. Jan 26, 3 yrs, 5½%. Jan 27, 1911. 3,000
- *Meurer, Tillie to Bronx Security & Brokerage Co, 258 E 138th st. Butler pl, No 1407, w s, 75 n Green av, 25x100. Jan 27, installs, 6%. Jan 30, 1911. 300
- Martin, Mary A & Maggie U Young to Frank Bruckner, 370 E 160th st, 143d st, s s, 300 e Willis av, 36x100. Jan 28, due July 1, 1914, 5%. Jan 30, 1911. 9:2287. 3,000
- Muller (Edw) Bldg Co, 35 Nassau st, to Ada V Levy, 170 Bklyn av, Bklyn, N Y. 155th st, No 380, on map Nos 380 & 382, s s, 225.6 e Courtlandt av, 50.3x100x50x100. Prior mt \$30,000. Jan 28, 2 yrs, 6%. Jan 30, 1911. 9:2401. 5,000
Same to same. Same property. Certificate as to above mt. Jan 28. Jan 30, 1911. 9:2401.
- Muller, Otto to Geo Singer, 881 E 181st st. Bryant av, w s 125 s Jennings st, 25x100. Jan 21, 3 yrs, 6%. Jan 30, 1911. 11:2994. 2,250
- Mullins, Mary E, 162 E 66th st, to Geo F D Doyle, 1018 Lind av. Park av, w s, 138 n 176th st, 23x100. Jan 30, 1911, 4 yrs, 5%. 11:2900. 3,750
- Mapes, Danl Jr to TITLE GUARANTEE & TRUST CO. Longfellow av, s e cor 176th st, runs e 82.3 x e 69.5 x s 131.10 x s 110 x w 121 to av x n 238.3 to beg. Jan 31, due &c as per bond. Feb 1, 1911. 11:3011. 12,000
- *Millner, Geo M to Jas G Lock, 1937 Anthony av. Minnieford av, w s, 19.10 n Bridge st, 55.10x179 to Eastchester Bay x—x235. City Island. Jan 28, 1911, 3 yrs, 6%. 2,500
- Mason, John, 2051 Washington av, to Jos G Weidman, 160 E 48th st. Perry av, w s, 109.8 n 205th st, 27.5x104x25x92.9. Bldg loan. Jan 23, due Jan 1, 1914, 5½%. Feb 2, 1911. 12:3341. 5,500
- *Marx, Jacob to Minnie Wollner, 2111 Bway. White Plains road, e s, 100 s Kossuth av, 25x77.3x25x76.4. Feb 1, due, &c, as per bond. Feb 2, 1911. 3,000
- *Maher, Jas J to Bridget Madden, 218 E 95th st. Monticello av, w s, 575 s Randall av, 25x100, Edenwald. Dec 27, due Jan 1, 1915, 4%. Feb 2, 1911. 250
- Meckes, Louis to John F Kaiser, at Mt Vernon, N Y. 161st st, s s, 267 e Courtlandt av, 25x65, except part for 161st st. Jan 3, 5 yrs, 5%. 9:2407. 2,000
- Mellwin Realty & Const Co to Ernest Wenigmann, 2013 Grand Boulevard & Concourse. 173d st, n s, extends from Clay av to Anthony av, 26.7x295.6x95.2x296.4. P M. Prior mt \$8,000. Feb 1, due, &c, as per bond. Feb 2, 1911. 11:2889. 13,850
- McGrath, Hannah to Jos A McGrath, at Asbury Park, N J. Bathgate (Madison) av, w s, 89.2 n Wendover av & being lot 140 map Central Morrisania, 50x120. Prior mt \$3,500. Feb 1, 3 yrs, 5%. Feb 2, 1911. 11:2913. 21,500
- Moscovitz, Louis S, 1693 Amsterdam av, with Annie Sanders & Millie Barnett, both at 536 Fox st. 141st st, Nos 598 & 600, s s, 406.9 e St Anns av, 50x95. Extension of \$6,000 mt until Jan 2, 1913, at 6%. Feb 2, 1911. 10:2552 & 2553. nom
- *Manhattan Mortgage Co with Reuben Brooke. 226th st (12th st), n s, 330 e White Plains road, 25x114. Extension of \$8,000 mt until Feb 1, 1914, at 5½%. Feb 8. Feb 2, 1911. nom
- Nelson, August to Edwin C Dusenbury at Lake Mahopac, N Y, trus Jas A Ruthven. Valentine av, w s, 115.2 s 197th st, 76.1x44x 77.8x39.6. Jan 18, 3 yrs, 5%. Jan 31, 1911. 12:3304. 20,000
- Olsson, Ole to Katie Wendel, 341 W 51st st. Union av, No 984, e s, 277.3 s 165th st, 37.6x160. Feb 1, due, &c, as per bond. Feb 2, 1911. 10:2678. 1,000
- Ollendorff, William with James E Place, at Bellmore, L I. Jerome av (Lex av), e s, 100 n 183d st (3d st), 25x100. Extension of \$8,000 mt until June 5, 1914, at 5½%. Jan 31. Feb 1, 1911. 11:3187. nom
- Prigge, John A to Minnie Behrens, 234 W 130th st. Van Cortlandt av, n s, 29.2 w Rochambeau av, 82.6x151.11x75x117.11. Jan 24, 3 yrs, 5%. Feb 1, 1911. 12:3336. 4,000
- Pollak, Benj to Oscar Heyman & Co, 43 Park pl. Findlay av, No 1300, e s, 90 n 169th st, 21x100. Prior mt \$5,000. Jan 27, 2 yrs, 6%. Jan 28, 1911. 11:2783 & 2784. 2,500
- Powers, Jas B to Simson Wolf, 22 E 81st st, & ano, exrs Herrman Schiffer. Steuben av, w s, 100 n 210th st, 100x100. Jan 31, 3 yrs, 5½%. Feb 2, 1911. 12:3327. 10,000
- Quirk, Dennis J, 1001 Boston road, to Justine Bunke, 410 E 141st st. Boston road, No 1001, w s, abt 140 s 165th st, also 30 s from n line of subdivision No 2, runs n 108.7 to e s 3d av x s 16.10 x s e 102.2 to road x n e 16.8 to beginning, being part subdivision No 2 of lot 149 map Morrisania. Feb 1, 1911. due, &c, as per bond. 10:2607. 5,000
- Rehder Const Co, 3155 Bway, & Fredk Volze & Adam A Volze with Isaac Cohn, 294 Wadsworth av. Fort Independence st, e s, at s s lot 123, runs n e 123.11 x n w 48.11 x s w 25.8 to st x s e 54.6 to beginning, being part lots 122 & 123 map No 2 property Chas Darke. Subordination agreement. Jan 26. Feb 1, 1911. 12:3258. nom
- Roseman, Moses to AMERICAN SAVINGS BANK, 115 W 42d st. Brook av, e s, 109.2 n St Pauls pl, 25x100.7. May 23, 1910, 5 yrs, 5%. Feb 2, 1911. 11:2895. 1,000
- Razzano, Vincenzo & Pasquale Curzio to Richd R Maslen, 2312 Aqueduct av. Southern Boulevard, n w cor 142d st, runs w 81.10 x n 72.11 x s e 96.1 to Southern Boulevard x s 30.10 to beginning. P M. Jan 10, 1 yr, 5%. Feb 2, 1911. 10:2575. 6,500
- Ricca, Amalia wife Luigi to Jas E Bale, 1821 Av G, Bklyn, N Y. 134th st, s s, 425 e St Anns av, 75x84.6x80.9x114.6. Jan 25, 3 yrs, 5½%. Jan 27, 1911. 10:2546. 19,000
- Roessler, Friedoline to Wm W Johnson, 612 North Bway, Yonkers, N Y, & ano trustees Alvin J Johnson for benefit Minnie A Worth. Belmont av, No 1974, e s, 227.3 n 177th st or Tremont av, 18.10x100. Jan 27, 1911, 3 yrs, 5½%. 11:3079. 4,500
- Same & Louisa Strung with same. Same property. Subordination agreement. Jan 26. Jan 27, 1911. 11:3079. nom
- Rockland Realty Co, 509 Willis av, with LAWYERS TITLE INS & TRUST CO, College av, n e cor 163d st, 44.2x85. Subordination agreement. Jan 27. Jan 30, 1911. 9:2423. nom
- Same with same. 163d st, n s, 44.2 e College av, 38x85. Subordination agreement. Jan 27. Jan 30, 1911. 9:2423. nom
- Same with same. 163d st, n s, 82 e College av, 38x85. Subordination agreement. Jan 27. Jan 30, 1911. 9:2423. nom
- Same with Greenwich Mortgage Co, 509 Willis av. Same property. Subordination agreement. Jan 27. Jan 30, 1911. 9:2423. nom
- Rehder Const Co to Isaac Cohn, 294 Wadsworth av. Fort Independence st, e s, at s s lot 123 runs n e 51.1 x n w 48.11 x s w 26.1 to st, x s e 54.1 to beg, being part lots 122 & 123 map No 2 property Chas Darke. Jan 31, due Aug 1, 1911, 6%. Feb 1, 1911. 12:3258. 6,000
- Same to same. Same property. Certificate as to above mt. Jan 31. Feb 1, 1911. 12:3258.
- Regard, Henry L to Rose M Stanton, 2327 Walton av. Webster av, No 1341, w s, abt 382.6 n 169th st, 20x90. P M. Prior mt \$5,000. Jan 31, due, &c, as per bond. Feb 1, 1911. 11:2887. 1,250
- Streifler (Jacob) Co to Wm Fischer. Wilkins av, Nos 1344 & 1346, e s, 175 s Jennings st, 49.6x142.3x53.5x159.7. Certificate as to mt for \$5,000. Feb 1, 1911. 11:2976.
- *Shannon, Jno E of Mt Vernon, N Y & Mary F Wadick to Nich Hoffmann, 231 West Lincoln av, Mt Vernon, N Y. 222d st (8th av), n s, 354 e White Plains rd, 25x114, Wakefield, except part for 222d st. Jan 31, 3 yrs, 6%. Feb 1, 1911. 3,700
- Sullivan, Francis to TITLE GUARANTEE & TRUST CO. Grand Boulevard & Concourse, e s, 216.8 s 189th st, 25x39.2x25.9x37.2, except part for Grand Boulevard & Concourse. Jan 30, 1911, due, &c, as per bond. 11:3160. 1,500
- Siegmam, Richard & J Clarence Davies to BOWERY SAVINGS BANK. Bergen av, n s, at s s Westchester av, runs s w 166.11 to c l Gerard st x n w 181.3 to Westchester av x e 228.11 to beginning. Jan 28, due Nov 25, 1914, at 5%. Jan 30, 1911. 9:2294. 30,000
- Somers, Thos F to Moses S Lorsch, 266 Lenox av. Concord av, s e cor 149th st, 80x100. Jan 30, 1911, 3 yrs, 6%. 10:2580. 10,000
- Seymour, Daniel, 2 Dunwoodie st, Yonkers, N Y, & Louis F Therasson, No — Munro av, Mamaroneck, N Y, exrs, &c, H Louisa Mulford with Gustave Richter, 1265 Lind av, & Frank Richter, 1415 Sedgwick av. Sedgwick av, No 1415. Extension of mt for \$6,500 to Nov 1, 1912, at 6%. Jan 21. Jan 30, 1911. 9:2541. nom
- Smoleroff, Mitchel to East 167th St Realty Co, 132 Nassau st. 167th st, No 942, s s, 137.5 w Southern Boulevard, 37.5x100. Prior mt \$30,000. Jan 26, 5 yrs, 6%. Jan 27, 1911. 10:2727. 5,000
- *Schubert, Henrietta, 1379 Teller av, with Sophie H Gent, 844 Home st. Carpentier av, Nos 4234 & 4236. 2 ownership agreements. Jan 9. Jan 27, 1911.
- Shea, or Shay, Mary to John H Thorn, — W 239th st. Mosholu av, n s, 33.9 w from centre of stone monument distant 491.4 w from w s land now or late Patrick Coleman, 50.9x109x50x101.6. Jan 28, 3 yrs, 6%. Feb 2, 1911. 13:3423. 600
- *Sawyer, Carrie E to HARLEM SAVINGS BANK, 125 E 125th st. North Oak Drive, s s, lots 48, 49, 59 & 60 amended map Bronxwood, 100x200 to South Oak Drive. Feb 2, 1911, 3 yrs, 5%. 12,000

- Schorn & Schadt Constn Co to Theresa Gumbinner, 54 W 70th st, et al exrs Paul Gumbinner. Crotona Park North, w s, 54 s 175th st, 39.10x96x40.4x96. Feb 2, 1911, 5 yrs, 5%. 11:2957. 27,500
- Same to same. Same property. Certificate as to above mt. Feb 2, 1911. 11:2957. —
- *Schuyler Const Co, 2309 Lyon av, to Marie T Dunn-Rousset, at Portier, France. Lyon av, n s, 55 e Grace av, 25x100. Jan 27, 1911, 3 yrs, 5½%. 4,500
- *Same to same. Same property. Certificate as to above mt. Jan 27, 1911. —
- Streifler (Jacob) Co to Wm Fischer, 507 W 168th st. Wilkins av, e s, 175 s Jennings st, 49.6x142.3x53.6x159.7. Prior mt \$—. Jan 31, due Oct 1, 1913, 6%. Feb 2, 1911. 11:2976. 5,000
- Standard Litho Co to Christina Wiehe, 1332 Washington av. Brook av, e s, 377.8 s 167th st, 70.5x112.6x72x117. Prior mt \$—. Nov 15, 1910, 5 yrs, 6%. Feb 2, 1911. 9:2392. 20,000
- Same to same. Same property. Certificate as to above mt. Nov 15, Feb 2, 1911. 9:2392. —
- *Terrett, Chas S, 613 Monroe av, Asbury Park, N J, to John C Eidt, 761 Beck st. Monticello av, s e cor Jefferson av, 175x100, Edenwald. Jan 25, 3 yrs, 5%. Jan 28, 1911. 6,000
- Tully, John J with City Mortgage Co, 15 Wall st. Wilkins av, s w cor 170th st, 199 x 146.11 x 189.3 x 101.7, except part for 170th st. Subordination agreement. Jan 26. Jan 27, 1911. 11:2965. nom
- Same with same. Wilkens av, w s, 182.11 n Jennings st, 81.3x 102.8x81.3x109.10. Subordination agreement. Jan 26. Jan 27, 1911. 11:2965. nom
- Tynberg, Sieg Jr to Marion M Goldman, 82 E 56th st. 197th st, s s, 2.11 e Briggs av, 25x95, except part for 197th st. P M. Sept 21, 3 yrs, 6%. Jan 30, 1911. 12:3295. 1,700
- Venice Realty Co, 659 E 188th st, to Nicola Cavaliere, 2167 Belmont av, & ano. Washington av, Nos 1186 & 1188, e s, abt 240 n 167th st, 50x137. P M. Prior mt \$7,000. Jan 24, 1 yr, 6%. Jan 27, 1911. 9:2372. 8,000
- Wellbrock, Lenore to Wm J Tierney, 127 W 90th st. Popham av, w s, 346 n 176th st, 48.6x105.3x77x102. Jan 21, due, &c, as per bond. Jan 28, 1911. 11:2877. 3,000
- Weinheimer, Frank L, 274 E 203d st, to Frank L Weinheimer, 274 E 203d st, as guardian Jacob Weinheimer. St Georges Crescent, n s, 181.7 e Cordova pl, 50.1x100x50x101.11. Jan 1, 1 yr, 6%. Jan 30, 1911. 12:3313. 1,200
- Wiener, Anna C with Carrie Wagner, 298 E 134th st, 134th st, No 298 E. Extension of \$12,000 mt until Feb. 1, 1914, at 5%. Jan 21. Jan 30, 1911. 9:2309. nom
- Webendorfer, Fritz to Fredk Stubenvoll, 2776 Briggs av, & ano. Briggs av, No 2800, n e cor 197th st, No 261, 90x30.8x90x28.10. P M. Prior mt \$6,000. Jan 28, due July 23, 1912, 6%. Jan 30, 1911. 12:3295. 3,000
- Warch Constn Co to Fredk P Kortlucke, 1307 Ams av. 178th st, s s, 34 e Honeywell av, 28.5x81.4x26x100. Prior mt \$—. Jan 5, 2 yrs, 6%. Feb 1, 1911. 11:3121. 3,500
- Wilson, Wm to Mary Annan, 2543 Webster av. 233d st, n s, 50.6 w Napier av, 50.6x110.8x50x103.4. Jan 27, 1 yr, 6%. Jan 30, 1911. 12:3363. 800
- *Weber, Chas A to Julia Platz, 223 St Anns av. No Chestnut drive n s, abt 597 n, n e, & e from No Oak drive, 40x100. Prior mt \$2,750. Jan 4, 1 yr, 6%. Jan 30, 1911. 1,250
- Wright, Peter J to Fredk J Kalbfell, 225 St Anns av. Stebbins av, e s, 338 n e 167th st, runs s 100 x n 25 x n w 100 to av x s 25 to beg. Prior mt \$3,000. Jan 2, 3 yrs, 4%. Feb 1, 1911. 10:2692. 1,500
- Yergens, Emma P, 257 Park Hill av, Yonkers, N Y, Wm W Bliven, 4 Beech Terrace, Yonkers, N Y, & Edw M Bliven, 161 W 100th st, as trustees Chas Bliven with Jacob H Kern, 1044 Faile st. Faile st, No 1044, e s, 189.4 s Bancroft st, —, Extension of \$8,000 mt until Apr 16, 1916, at 5½%. Jan 28. Jan 30, 1911. 10:2748. nom

JUDGMENTS IN FORECLOSURE SUITS.

- Jan. 26.
- 22d st, n s, 323 e 1st av, 31.7x98.9. Sarah M Mygatt agt Jacob Hurowitz et al; Chas P & Wm W Buckley, att'ys; Edw T Hiscox, ref. (Amt due, \$17,996.39.)
- Monroe st, s s, 264.2 w Corlears st, 37.2x301.8x 37.1x264.2. Leon Tuchman agt Abraham Scheinberg et al; Manheim & Manheim, att'ys; Jas Kearney, ref. (Amt due, \$5,192.73.)
- Monroe st, s s, 301.5 w Corlears st, 37.2x97.10 x irreg. Leon Tuchman agt Abraham Scheinberg et al; Manheim & Manheim, att'ys; Jas Kearney, ref. (Amt due, \$5,335.80.)
- Jan. 27 and 28.
- No Judgments in Foreclosure filed these days.
- Jan. 30.
- Richardson av, e s, 265 s 237th st, 215x120. Augusta M De Peyster agt Irving Realty Co; Shattuck & Glenn, att'ys; Jno T Dooling, ref. (Amt due, \$6,150.42.)
- Ryer av, s e cor 180th st, 34.6x104.6. United States Title Guaranty & Indemnity Co agt S A Whistren Construction Co; Hirsch & Rasquin, att'ys; Benj Jackson, ref. (Amt due, \$15,727.68.)
- Jan. 31.
- 117th st, s s, 122.11 w Pleasant av, 41.11x100.11. Ida Murphy agt Chas B Ammerman; Michael H Harris, att'y; Wm H James, ref. (Amt due, \$5,956.25.)
- 13th st, No 33 West. Fredk G Schmitt agt Nora T Wilkinson et al; Henry Weissman, att'y; Frank A Spencer, ref. (Amt due, \$3,380.27.)
- Feb. 1.
- 75th st, No 331 East. Max Rubel agt Lottie H Lion et al; Maurice B & Danl W Blumenthal, att'ys; Eugene L Parodi, ref. (Amt due, \$15,554.16.)
- Madison st, No 1270.
- Suffolk st, No 175.
- Rivington st, No 32.
- Harry R Pyne agt Jos Kronenthal; Frank C Mebane, att'y; Livingston Platt, ref. (Amt due, \$1,113.)
- LIS PENDENS.**
- Jan. 28.
- Elliott av, e s, lot 7, map of Schuylerville, Bronx.
- Lots 2, 3, 4 & 5, same map.
- Road from Westchester to Fort Schuyler, n e s, intersec e s Elliott av, 46.1x186.5x irreg.
- Elliott av, e s, 186.5 n e road from Westchester to Fort Schuyler, 64.4x19.3x irreg.
- Bernard Babrowsky et al agt Loretta G Gallagher et al; partition; att'ys, Bernstein & Quinn.
- Parcel of land beg at a point at intersec of two stone walls distant 150 s New Road, 50x100, Bronx. Jos Billett agt Loretta G Gallagher et al; partition; att'ys, Bernstein & Quinn.
- Jan. 30.
- Bronx & Pelham Parkway, n s, intersec land of New Haven & Hartford R. R. Co, 1395.6x 129.4x irreg. Wm A Spencer et al agt Wm A Spencer et al; amended partition; att'ys, Miller, King, Lane & Trafford.
- Jan. 31.
- 16th st, Nos 114 & 116 East. Levering & Garri-gues Co agt Atlantic Terra Cotta Co et al; action to foreclose mechanics lien; att'y, Hermann Hirschman.
- 54th st, n s, 120 w 3d av, 25x100.5.
- 73d st, s s, 280 e Madison av, 19.6x102.2.
- American Bridge Co of N Y agt Jos G Buckley; action to set aside conveyance; att'ys, Wilmer, Campbell & Stone.
- 234th st, n s, 185 w Katonah av, 75x200; two actions. City of N Y agt Germansky Construction Co; notices of levy; att'y, A R Watson.
- Madison st, s s, 95.3 e Scammel st, 24.7x96. Huldah Davidson agt Elias Shinsky et al; partition; att'y, A Brekstone.
- Johnson av, s w cor Spring st, —x—. D A Stebbins agt Annie Baker; specific performance; att'y, A W Dennen.
- 48th st, s s, 125 w 10th av, 25x100. Wm Nulle agt Julius Nulle et al; partition; att'y, S Rubin.
- Feb. 1.
- 2d av, No 1415. Tenement House Dept agt Millie Heidelberg; notice of levy; att'y, A R Watson.
- Thompson st, No 66 City of N Y agt Solomon Jacobs; notice of levy; att'y, A R Watson.
- 22d st, No 263 West. Louis L Todd agt Margaret H Todd, notice of levy; att'y, C W Bacon.
- Freeman st, Nos 990 to 994. Louis Bromberg agt Longfellow Realty Corp et al; action to cancel deeds; att'y, A Gross.
- 66th st, n s, 182.2 e Amsterdam av, 31x100.4. S & F Realty Co agt Jonas V Spero et al; specific performance; att'ys, Oppenheimer & Arnold.
- Feb. 2.
- Clinton av, Nos 2006 & 2008. Otto C J Greve et al agt Edw Greve et al; partition; att'y, C P Hallock.
- 165th st, s s, 26.6 e College av, 166.11x90.5. City of N Y agt Mountain Construction Co; notice of levy; att'y, A Watson.
- 48th st, n s, 422 w 8th av, 18x100.5. Mary Corcoran agt Thos Miller et al; action to set aside deed; att'y, S Deutsch.
- 3d av, e s, 75.1 n 110th st, 25.10x110. Lillian Lipstadt agt Henry B Heylman et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.
- Feb. 3.
- 12th st, No 20 East. Murtha & Schmohl agt Jacob R Potter et al; counter claim, &c; att'y, Wilson, Barker & Wager.
- 2d av, Nos 57 & 59. Tenement House Dept agt Isaac Schechter; notice of levy; att'y, A R Watson.
- 198th st, No 114 East. Isaac E Abbott agt Amelia Pirk; notice of levy; att'ys, Menken Bros.
- 75th st, No 40 East. Kalt Lumber Co agt Frank Dupignac et al; action to foreclose mechanics lien; att'ys, Cowen & Rich.
- Broadway, s w cor 153d st, 99.11x150. Empire City Gerard Co agt Morris Levin et al; action to foreclose mechanics lien; att'ys, Weschler & Rothschild.
- Powell av, s s, Lot 262, map of Unionport, Bronx. Franklin C Albee agt Annie McHughes et al; action to cancel leases, &c; att'y, F G Allison.
- FORECLOSURE SUITS.**
- Jan. 28.
- 128th st, No 17 East. Emily M Coddington agt Viola H Banning et al; att'y, S B Robinson.
- Heath av, e s, 795.3 s Kingsbridge rd, 50x86.10. Kingsbridge Real Estate Co agt Jacob Rosborg et al; att'y, F M Sanders.
- 180th st, n e s, lot 35, map of Village of East Tremont. Louise Erlenkoetter, admtrix, agt Giosue Galiani et al; att'y, R C Kudlich.
- Creston av, w s, 93 s 183d st, 100x120. Prospect Investing Co agt Walmaur Realty Co et al; att'y, S W Collins.
- Boone av, e s, 187.6 s 172d st, 143.9x57.6x irreg. Saml Keeler agt Benj Viau et al; att'y, S Keeler.
- Av B, No 287. Gennaro Sferra agt Thos J Keane et al; att'ys, Barnett & Jablow.
- 167th st, s e s, 94.2 s w Tiffany st, 50x100. Catherine A Burton agt Gus C Odell et al; att'y, P A Hatting.
- 2d av, w s, 49.11 s 128th st, 25x75. Theodore W Sheridan et al agt Hermine Tanzberger et al; att'y, P J Fuller.
- 142d st, s s, 350 e 8th av, 25x99.11. Gertrude J Ingraham agt Eleanor D Whisten et al; att'y, F Ingraham.
- Jan. 30.
- 6th st, No 530. Wm Brandt agt Lena Sadowsky et al; att'y, C Brandt, Jr.
- Central Park West, n w cor 93d st, 125.8x173.4 x irreg. Louis M Jones et al agt Sturtyvant Realty Co et al; att'y, W B Marx.
- Kossuth av, s s, lot 95, map of South Washingtonville, Bronx. Maud T Gaylor agt Wm W Penfield et al; amended; att'y, E B Newburn.
- Hoffman st, s e cor 191st st, 25x100. David W Cohen agt Annie Brill et al; att'y, C Tollaris.
- Evelyn pl, n e cor Davidson av, 46x100. Emma G Badgeley agt Frank A Ten Brook et al; att'ys, James, Schell & Elkus.
- St Nicholas av, w s, 81.4 s 153d st, 46.5x134.5. Elsie Powell agt Fredk W R Eschmann et al; att'y, W M Powell.
- 106th st, No 234 East. Chas J Oppenheim et al agt Giuseppe Stella et al; att'ys, Bandler & Haas.
- St Ann's av, e s, 25 s 156th st, 25x90. Park Mortgage Co agt Antonio Seekamp et al; att'ys, Fettrech & Seybel.
- Convent av, e s, 479.6 n 141st st, 20x100. Katie Steckler agt Jno E Shaw et al; att'ys, Rosenthal & Steckler.
- Elizabeth st, No 168.
- Henry st, No 23.
- American Fidelity Co agt Moses Einhorn et al; att'ys, James, Schell & Elkus.
- Jan. 31.
- 135th st, s s, 175 e 7th av, 25x99.11. Josephine M Chamberlin agt Nathan Applebaum et al; att'ys, W B & G F Chamberlin.
- Washington st, Nos 719 & 721.
- 11th st, Nos 337 to 345 West.
- Van Schaick Realty Co agt S & F Construction Co et al; att'ys, Van Schaick & Brice.
- 3d av, e s, 205.2 n 178th st, 50x106.1x irreg. August Levi agt Brook Construction Co et al; att'ys, Lese & Connolly.
- 3d av, e s, 255.2 n 178th st, 50x108.2x irreg. Isidor Cline agt Brook Construction Co et al; att'ys, Lese & Connolly.
- College av, e s, 409.10 s 170th st, 16.8x100. Helen R Viele agt Bertha Knauf et al; att'y, R K Brown.
- 115th st, n s, 145 e 1st av, 35x100.11. Sadie Price agt Chas A Pecora et al; att'y, C L Hoffman.
- Wilkins av, e s, 262.6 n 170th st, 117.6x100. Farmers' Loan & Trust Co, trustees, agt M F Construction Co et al; att'ys, Hays, Hershfield & Wolf.
- Wilkins av, e s, 380 n 170th st, 120x100. Fleischmann Realty & Construction Co agt M F Construction Co et al; att'ys, Hays, Hershfield & Wolf.
- 126th st, Nos 215 & 217 West. Mutual Life Ins Co of N Y agt Jno C Fry et al; att'y, J McKeen.
- 11th av, s e cor 51st st, 50.2x59.11. Commonwealth Ins Co of N Y agt Meyer Goldberg et al; att'ys, Bowers & Sands.
- Goerck st, w s, 124.9 n Broome st, .03x100. Danl J O'Conor, exr, agt Luigi Cavinato et al; att'ys, Gannon, Siebert & Riggs.
- Feb. 1.
- 120th st, n s, 226.5 e Pleasant av, 65.3x100.11. Robt Marks Realty Co agt Siegfried Loewenthal et al; amended; att'ys, Arens & Pawel.
- 183d st, n s, 325 w Webster av, 25x109.9. Augusta K Werrick agt Jos Steen et al; att'y, J H Hayes.
- Vyse av, w s, 500 n 167th st, 20x100. Alice E Nash agt Isaac Silberberg; att'y, E A Allen.
- Hester st, n s, 63.6 e Ludlow st, 24x75. Jacob L Herz agt Louis Siegel et al; att'y, M S Hyman.
- 146th st, s s, 100 e 7th av, 150x99.11. Mutual Life Ins Co of N Y agt Robt S Masterton et al; att'y, J McKeen.
- 78th st, n s, 42.2 w 2d av, 41.6x82.2. Sigmund Ashner agt Saal Wallenstein et al; att'y, I W Jacobson.
- 63d st, s s, 250 e West End av, 37.6x100.5. Catharine A Lawrence agt Fanny Heilbrun et al; att'ys, Bowers & Sands.
- Longfellow av, No 1255. Max Jacobs agt Longfellow Realty Corp et al; att'y, J Cohen.
- 54th st, No 432 West. Metropolitan Savings Bank agt C N Shurman Investing Co et al; amended; att'ys, A S & W Hutchins.
- Park av, No 1613. Martha Schlesinger agt Main Realty Co et al; amended; att'y, M H Harris.

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Feb. 2.

St Nicholas av, s e cor 150th st, 27.5x108.7. Jno H Loos agt Rachel H Susskind et al; att'y, T L Bailey.
 Boone st, w s, 225 s 172d st, 25x100. Manhattan Mortgage Co agt Benjamin Viau et al; att'y, Carrington & Pierce.
 Hughes av, e s, 150 s 189th st, 25x87.6. Cipriana Realty & Construction Co agt Fretantoni & Amabile Co et al; att'y, R K Brown.
 82d st, s s, 63 e Amsterdam av, 18.6x102.2. Orphan Asylum Society in the City of N Y agt Henry C Peck et al; att'ys, De Forest Bros.
 136th st, n s, 368.6 e 7th av, 15.6x99.11. N Y Life Ins & Trust Co trustee agt Annie W Talley et al; att'y, W T Emmet.
 91st st, n s, 5.3 e Av A, 179.2x101x irreg. Lillian Lipstadt agt American Ice Co; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.
 Barker av, s e cor Elizabeth st, 50x100. Bronx. Anna M Hobbs et al agt Richard O'Hara et al; att'y, R K Brown.
 3d st, No 134 West.
 Minetta Lane, No 22.
 August Ruff et al aftt Gustave Baumann et al; att'y, J C Ruff.

Feb. 3.

Southern Boulevard, No 1106. Sarah E Funnald et al, exrs, &c, agt Jacob Leitner et al; att'y, R Kelly.
 23d st, Nos 250 & 252 West.
 22d st, Nos 261 to 265 West.
 Farmers' Loan & Trust Co agt Wm R Sheldon et al; att'ys, Geller, Rolston & Horan.
 98th st, n s, 275 w 8th av, 25x-. Jno Townshend agt Valentine Wille et al; att'y, J Townshend.
 St Nicholas av, No 724. Mary E Hastings agt Lizzie C Skinner et al; att'y, A H Ammidown.
 Park av, No 1613. Martha Schlesinger agt Main Realty Co et al; amended; att'y, M H Harris.
 41st st, s s, 130 w 4th av, 16.8x98.9; four actions. German Savings Bank in the City of N Y agt Benj L M Bates et al; att'y, M Auerbach.
 43d st, No 240 West. Eva R Anderson agt Jefferson M Levy et al; att'y, H Swain.
 117th st, Nos 441 to 445 East. Greenwich Savings Bank agt Hyman Levin et al; att'y, G G De Witt.
 Minford pl, No 1446. Thos Schneider agt Katonah Construction Co; att'y, T E Clocke.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.
 The Judgments filed against corporations, etc., will be found at the end of the list.

Jan. & Feb.

28 Adams, Chas W—M Adams.....costs, 71.19
 28 Adams, Chas W—M Adams.....costs, 71.19
 30 Arnold, Geo W—F H Brown et al.....63.71
 30 Abramowitz, Moses—R Marsh et al.....20.65
 31 Aaronson, Abraham—J Holzman99.87
 31 Adams, Frank J—M E Ludlam.....29.81
 31 Allen, Henry G—American Cap Fronts Mfg Co80.01
 1 Adler, Louis et al—D Strinbaum.....102.15
 2 Adler, Ida K—American Funding Corp.....22.56
 3 Ackerman, Louis—N Y Edison Co.....27.61
 3 Aronowitz, Louis et al—M Drachman et al.....39.36
 3 Archer, Richard M et al—Jno Lane Co.....63.32
 3 Alexander, Henri P—J H Schilling.....244.22
 3 Alvino, Pietro—F Antonacchio.....552.80
 28 Block, Eugene—A Alexander et al.....89.76
 28 Betman, Annie—B Ordover107.82
 28 Bellingham, Robt—Washington Paper Co.....217.00
 28 Biggart, Jas—F L Marshall et al.....1,521.23
 30 Boylston, Mary A—L Moeschen43.06
 30 Bochansky, Ignatz & Stanisla—A Krasinsky117.50
 30 Boulden, Geo P & Natalie E—R Martin.....165.46
 30 Bevins, Max S—Royal Furniture Co.....32.91
 30 Buckman, Judah L—W F Clemmons.....47.24
 30 Bouvet, Alexander F et al—W J Freeland.....45.01
 30 Baker, Chas K—F H Brown et al.....44.93
 30 Barry, Philip J—J V Wanch.....68.36
 30 Beck, Chas W—H Iden5,655.65
 30 the same—H Iden et al.....3,231.25
 31 Bloin, Geo—G E Marcy et al.....31.06
 31 Beakes, Laura—N Y Edison Co.....11.91
 31 Byrne, Garret J—the same.....11.53
 31 Bernbaum, Louis et al—the same.....78.90
 31 Berger, Caroline D—E W Berger.....costs, 88.85
 31 Brown, Mortimer J—H C White Co of N Y48.31
 31 Berghoff, Alois—P A Macarthur.....132.66
 31 Brigham, Henry M et al—J P Butler.....costs, 103.05
 31 Bernstein, Saml et al—M Engel.....51.65
 31 Barnett, Moses A et al—J Raden et al.....45.58
 31 Becker, Bernard J et al—A L Drummond et al.....53.57
 1 Band, Emma—W Tieman844.37
 1 Brettholz, Harry et al—M Smith et al.....37.21
 1 Baker, Richard J* & Ann M—Staney & Paterson, Inc521.57
 1*Beuer, Jno et al—M Behrer151.51

1 Bock, Eugene H—S Pitou257.73
 1 Buckley, Jno J—H Sugarman et al.....363.91
 1 Bader, Jos—D Iezze214.41
 1 Borsodi, Wm—E W Bowne1,426.30
 2 Bennett, Fred M et al—M J Ryan et al.....608.80
 2 Beeckel, Herman J et al—the same.....608.80
 2 Brodtkin, Dora—M Bornstein.....59.30
 2 Boondas, Photiss—G Chrypsikos.....16.71
 2 Baylarian, Jwain—T M Bekmezian.....77.22
 2 Baylarian, Juran—the same; possession of property or274.00
 2 Boehm, Abraham et al—De La Vergne Machine Co.....4,895.58
 2 Breneman, Edw de W—W de Saussure Trenholm126.36
 2 Berry, Jno B et al—Metropolitan Bank.....466.04
 2 Bell, Jno D & Frank R et al—Alliance Press Co.....174.41
 2 Blank, Peter J—J E Bates et al.....245.46
 2 Buermeier, Ferdinand W—J McArthur.....328.91
 2* Bisberg, Abraham et al—Jefferson Bank.....1,366.89
 3 Bouquet, Max—N Y Edison Co.....21.61
 3 Bauman, Isaac—the same35.08
 3 Brub, Morris—the same119.11
 3 Burke, Mary—the same23.82
 3 Balmer, Jas—S Wuest271.00
 3 Brooks, Byron—N Y Telephone Co.....285.56
 3 Braun, Sarah—the same32.27
 3 Beckman, Henry—J Seeman et al.....32.28
 3 Brandt, Wm J—S Corn614.70
 3 Brown, Nathan et al—M Drachman et al.....39.36
 3 Bauer, Wm J—M Haupt431.81
 3 Bettelheim, Edwin S—A Doyle94.31
 3 Bayarsky, Saml et al—W F Clemmons.....216.40
 3 Barber, Madeline—J Brogant5,128.63
 3 Bowman, Amy L—J A Houston22.01
 28 Cooper, Wm F—H C Wilcox.....300.65
 28 Cooper, Harry—G F Considine.....191.03
 28 Cohen, Jacob—J Hogan et al.....38.11
 28 Campbell, Jos—A A Cowles.....costs, 107.88
 30 Cahill, Andrew J—H H Cording.....116.76
 30 Caskey, Jason C et al—Gardner Wood Co of N Y.....737.36
 30*Cohn, Abraham et al—S A Horowitz.....199.97
 30 Cobates, Jno—F Garone94.65
 30 Casale, Vincent—Henry K Wampole & Co.....127.04
 30 Cone, Robt B—H C Faught293.41
 30 Coates, Jos L & Arthur K—G W Floyd.....481.67
 30 Cram, Benj H et al—A A Bourassa.....2,508.84
 31 Connors, Frank—J J Whoriskey.....172.37
 31 Craig, Alvin M—F L Smith.....17,183.52
 31 Cass, C Wyllys—N Y Edison Co.....152.45
 31 Carroll, Frank J—the same10.21
 31*Coppersmith, Jno et al—the same.....78.90
 31 Cordonna, Gaetano et al—N Y Produce Exchange Bank422.18
 31 Carpenter, Francis O & Benj F—Nassau Bank of N Y.....215.34
 1 Cohen, Rudolph—C Rubinowitz et al.....326.91
 1 Crockett, Thos B—S Scogolem.....72.71
 1 Cone, Harry A—G Siegel et al.....61.58
 1 Coppola, Giovanna—M B Pincus.....21.65
 1 Chamberlin, Willis H—Safe Cabinet Co.....533.51
 1 Cacciaguerra, Ignazio—Howard & Childs Co.....costs, 38.26
 1 Cascone, Peter—L Wimer et al.....105.41
 1 Clifford, Kathleen—S Samwich177.36
 1 Coumeight, Jean et al—M Behrer.....151.27
 1 Cox, Herbert F—J S Roberts62.31
 1 Case, Guard M et al—W Shirden.....90.16
 2 Caltabellotta, Antonio et al—A P Sidulsky.....170.35
 2 Chrisomalis, Theodore P—L Mulinos.....134.82
 2 Corrigan, Jno H—B B Upjohn et al.....490.49
 2 Cook, Ransom et al—A C Shields et al.....536.90
 2 the same—the same539.40
 2 Cooper, Boris & Jacob et al—G Lieberman.....14.42
 2 Cerasoli, Aurelio et al—North River Lumber Co.....154.09
 2 Campbell, Albt J et al—Hartford Faience Co.....440.31
 2 Costaldi, Luigi—A Tarrantino165.31
 2 Clough, Antony—J Macpherson250.31
 2 Cridler, Thos W—W B Sorsby1,037.67
 2 Coon, Lewis et al—De La Vergne Machine Co.....4,895.58
 3 Collins, Chas G—R F Purdy et al.....396.56
 3 Conforti, Nicholas—N Y Edison Co.....137.63
 3 Cornell, Mary F—the same.....27.14
 3 Costigan, Jno F—N Y Edison Co.....12.41
 3 Cudemo, Giuseppe—the same30.88
 3 Carrier, Wm—F D Creamer et al.....39.43
 3 Cooke, Geo J—N Y Telephone Co.....32.58
 3 Cipriano, Calogero—O'Rourke Engineering & Construction Co.....costs, 68.36
 3 Cromer, Chas J—Equitable Trust Co of N Y248.42
 3 Cuddy, Thos—the same125.69
 3*Campbell, Albt J et al—American Encaustic Tiling Co.....769.83
 3*Chadik, Boghos et al—J Thaler158.53
 3 Carey, Jno F et al—Jno Lane Co.....63.32
 3 Crockett, Thos B—Jas McCreery & Co.....122.78
 3 Cuff, Hattie—L H Zabriscky.....124.42
 28 Dermer, David—M Klausner et al.....37.15
 28 Daucey, Jane—W N Roth.....costs, 13.01
 28 Dotson, Clarence et al—J B Morris.....181.40
 28 Drissler, Harry—A Wald et al.....53.57
 28 Downey, Jos M, Margaret M & Jos M Jr—Flynn Plumbing & Heating Co.....247.18
 30 Demetrakspoulos, Eithemess—H Bohmfalk.....23.68
 30 Dodge, Arthur C—Spies & Long (Inc).....69.28
 30 Davis, Saml—R C Wood.....70.50
 30 Davis, Saml—W D Applegate & Co.....116.84
 30 Dabo, Louis S—Brentanos73.36
 30 Dunning, Lincoln—Eppens Smith Co.....180.95
 30 Duryea, Florence—Leonard Lewis Co.....174.91
 1 Dorsey, Jennie—M H Cohen.....costs, 23.26
 1 Doyno, Simon—J E Bates124.76
 1 De Barbier, Angelo—D Triulzi et al.....152.56
 1 Doyle, Albt N—Wm H Rich & Son.....548.98
 2 Davis, Robt E—R W Cole.....106.14

2 De Maria, Teresa et al—L Greenberg.....66.80
 2 Dalton, Frank A—Oliver Typewriter Co.....49.41
 2 Durbrow, Wm et al—G R Sutherland.....168.36
 2 Duberstein, Jos—E M Rappaport Co.....50.60
 2 Davies, Jack et al—A Rose et al.....115.22
 2 Davis, Henry C—I Shapiro49.48
 2 Defeo, Michele & Angalina—S Krauter.....469.45
 2*D'Adamo, Cesaria et al—North River Lumber Co.....154.09
 3 Dischler, Louis—N Y Edison Co.....32.91
 3*Donovan, Jos J et al—N Y Telephone Co.....21.32
 3 Dougherty, Wm A et al—the same.....29.30
 3 Dunne, Jno F J—J Quinn39.50
 28 Elias, M Angelo—Baldinger & Kupferman.....30.71
 30 Eisen, Sam—J Gold et al.....40.55
 30 Edel, Henry J & Richard V—Loces Press Clipping Bureau93.06
 31 Ernst, Jno F—A Furrer279.22
 31 Elgar, Benj F 2d et al—J P Butler.....costs, 103.05
 31 Eisenberg, Benj or Benny & B—B Frankenthaler et al.....44.94
 1 Eichner, Isidor et al—M Levy.....113.66
 2 Elliott, Fredk H & Ida M—National Bank of Auburn2,080.44
 3 Ely, Richard F et al—N Y Telephone Co.....103.61
 3 Evans, Richard P—W Friedlander.....73.91
 3 Esposito, Lawrence—A Mellon534.41
 3 Egner, Wm O—H Josephy et al.....112.43
 3 Eigner, Emil et al—M Handelman et al.....12.40
 28 Farber, Meyer—A Schulman29.20
 28 Fershing, Jos—M H Freyer89.27
 30 Fischer, Eugene K et al—Gardner Wood Co of N Y.....757.36
 30 Falk, Moses I—M Ochs2,782.64
 31 Frigiola, Jno—M Ablowitz et al.....13.86
 31 Frieling, Rosa—M Hermann34.01
 31 Faulkner, Margaret—N Y Edison Co.....15.71
 31 Flichtefeld, Morris—the same.....22.91
 31 Fain, Jos et al—Richmond Borough National Bank666.86
 31 Friedman, Adolph—P Goldstein262.15
 31 Freundlich, Wm et al—J Raden et al.....45.81
 1 Feinberg, Jos—G Brenner15.10
 1 Flaschel, Minnie—J Kleincosts, 70.25
 1 Flaschel, Paul—J Klein et al.....costs, 70.25
 1 Friedman, Morris—H Schultz.....36.46
 1 Frohman, Eli B—G Fleischmann et al.....17.72
 1 Frank, David & Jacob—J Schuman.....49.54
 1 Fenton, Michael J—L C Bauer138.81
 1 Fitzhenry, Chas J—J B Cahill119.93
 1 Flynn, Katherine & Nelly—W C Garbutt.....254.77
 1 Fitzpatrick, Patrick—Geo Ringle & Co.....3,514.16
 2 Fuhrman, Herman et al—W M Loeffler.....521.55
 2 Feuer, Abraham—P Obornik29.85
 2*Flowers, Arthur H et al—J Fischlowitz et al.....28.17
 3 Florence, Jno L—W Gartelman290.40
 3 Fuchs, Lena—N Y Edison Co.....28.64
 3 Fischer, Francis et al—N Y Telephone Co.....30.74
 3 Flannery, Patrick J—McDougall & Potter Co.....143.70
 28 Gulette, Geo S—L Weiss75.91
 28 Gross, Harry H—S Echelman.....221.40
 28 Gisella, Rosie—E Fiora84.11
 28 Goodrich, Henry W, exr—H Morgenthau et al.....149.78
 30 Goodrich, Henry W, exr—H Morgenthau et al.....149.78
 30 Gunzer, Richard—Peck Bros & Co.....346.09
 30 Gabel, Max—E A Relkin119.65
 30 Greiner, Jacob—Sherwin Williams Co.....38.17
 30 Gilligan, Michael J—M Frey.....81.72
 30 Goodman, Marx—R W Jamieson.....costs, 17.72
 30 Golden, Wm M J—Title Guarantee & Trust Co.....46.20
 31 Gould, Jno S—City of N Y.....208.34
 31 Gaertner, Gustave G—German et al.....71.82
 31 Greenhaus, Abraham S—A von W Leslie.....34.00
 31 Gerzog, Harry—N Y Edison Co.....28.56
 31 Grady, Walter E—the same10.36
 31 Grossman, Ignatz—W Kaplan et al.....89.63
 31 Galli, Pietro—N Y Edison Co.....43.73
 31 Goldstein, Jno et al—M Claman et al.....347.16
 31 Galitzka, Herman—Wilson Distilling Co.....152.67
 1 Gallagher, Jas J—Dimmock & Fink Co.....271.02
 1 Gardner, Wm H—M O Sage556.91
 1*Graves, Jno R et al—E Tompkins.....605.49
 1 Glass, John, Jr—Empire City Wood Working Co.....491.76
 1 Gitlin, Meyer—A Stone73.24
 1 Glick, David et al—H B Stevens et al.....217.07
 2 Gloeckner, Carl—R C Kretschman.....169.56
 2 Gumpel, Harry—L M Krielsheimer.....54.41
 2 Giles, Jas G et al—W M Loeffler.....521.55
 2*Grimshaw, Wm D et al—Hartford Faience Co.....440.31
 2*Green, Gerald G et al—the same.....440.41
 2 Graham, Thos T—Jno Wanamaker, N Y219.36
 2 Galatte, Giuseppe—United Engineering & Contracting Co.....costs, 23.26
 2 Geralli, Angelo—M N Clement.....200.00
 2 Gabrielle, Alessandro—L Giglio.....447.39
 2 Gerrity Harry J—F E Taylor136.91
 3 Goldman, Alex—H N Goodstein.....426.99
 3 Glass, Jno, Jr—Empire City Garad Co.....2,529.45
 3*Gonda, Louis et al—N Y Telephone Co.....20.97
 3*Green, Isaac et al—J Levy.....31.27
 3 Goldsmith, Fredk E—L Barth et al.....243.11
 3 Grimshaw, Wm D et al—American Encaustic Tiling Co.....769.83
 3*Green, Gerald C et al—the same.....769.83
 3 Gelb, Isidore—Coring & Co.....296.56
 3 Garifalo, Jno D—C Stamonias.....65.92

28 Hamilton, Charlotte M admtrx—A C Eustace	30 Leslie, Wm H* & Robt L et al—Chas N Gray Marble & Slate Co.	3 Osborne, Willis J et al—N Y Telephone Co
28 Hartford, Peter—P Poetge	30 Levy, Louis—Empire Biscuit Co.	3 Owens, Wm J—Geo L Storm & Co.
30 Hooper, Henry D—M B Pierce	30 Levin, Hyman—L Zubinsky	3 Olney, Nathaniel K—E M Silverman et al
30 Haas, Louis—J G Krameras	30* Latchford, Alexander D et al—W J Freeland	30 Parks, Jacob V & Frank B—S C Simpkins
30 the same—the same	30 Leslie, Richard H et al—the same	30* Pianisani, Cesare et al—G Collina
30 Howard, Van S—Wyckoff, Church & Partridge	31 Levy, Herman H—S Rose	30 Padolsky, Jacob—Republic Metalware Co.
30 Hubbert, Geo E—N Y Telephone Co.	31 Lewis, Rodney S or Louis—Coe Mortimer Co	31 Purdy, Lawson et al, Com'rs—C H Topping
30 Hoffman, Michael—the same	31 Lasky, Julius—A Leavy et al.	31 Palmeri, Albt—M J Wolf et al.
30 Hoffman, Michael & Herman—the same	31 Lent, Winfield—Metropolitan Hotel Supply Co	31 Passman, Nathan—Balfour & Koch Co.
30 Havens, Jas H—H W Bell Co.	31 Lynagh, Chas et al—M Isenberg	31 Pases, Morris et al—J Elfenbein
30 Herman, Heina A—E A Hodges	1 Lambert, Edw—City of N Y	31* Peterson, Peter et al—M Isenberg
30 Hiscoe, Chas C—E C Carter et al.	1 Lahey, Michael—the same	31 Palmer, J Curtis et al—Alberene Stone Co.
30 Horsley, David—J Manheimer	1 Lanigan, Patrick—the same	1 Pollack, Harry et al—P M Fletcher
30* Hapemann, Louis M et al—W J Freeland	1 Levy, Saml—J B Levine et al.	1 Polin, Solomon J—S Hollow et al.
31 Harding, Sarah L—Felters Co.	1 Ladner, Saml et al—H B Stevens et al.	1 Pollock, Nathan et al—S Hyman Co.
31 Halleran, Jno J et al—C H Topping	1 Lewis, Saml—J D Graziade	2 Perniciano, Vincenzo et al—A P Sidulsky
31 Halpern, Saml J—City of N Y	1 Levin, Jos M, Jos & Saml—J Kantrowitz	2 Polin, Solomon J—S Kaplan
31 Horn, Hyman—E Levine	2 Lennon, Wm F—City of N Y	2 Pickens, Green—J B Martin
31 Hoehn, Hugh J et al—Alberene Stone Co.	2 L'Esperance, Alfred D & Eugene M et al—M J Ryan et al	2* Piermont, Gustav W et al—H Tobenkin
31 Hahl, Elizabeth—H J Epstein	2 Lowenhaupt, Walter J & Florence A—A Unger	3 Pollard, Danl W et al—N Y Edison Co.
31 Hart, Max M et al—Heatherton Realty Assn	2 Lake, Geo L et al—Francis Emory Fitch, Inc.	3 Paulsen, Otto—F E Rosebrock & Co.
1 Healy, Jas—L Lusk	2 Liss, Morris—H Mendin et al.	3 Palumbo, Theodore & Eliza—H G Hassler
1 Hudson, Chas B—H W Johns Manville Co.	2 Lennan, Wm F—City of N Y	3 Peterson, Chas—City of N Y
1 Heller, Frank—Congress Brewing Co, Ltd.	2* Langstroth, Frank D et al—J Fischlowitz	3 Panzarella, Nick—H Tieber
1 Hahne, Jno W et al—M N Clement	2 Lakner, Michele—F S Myers	28 Quirk, Jno H Jr—Wayne Oil Tank & Pump Co
1 Hirsch, Henry R—City of N Y	2 London, Albt—Title Guarantee & Trust Co	2 Quinn, Chas J—A P Lord
1* Hurst, Timothy et al—P M Fletcher Co.	2 Loncopoulas, Constantine et al—J Varvitsotis	28 Rothberg, Jos et al—J S Waintrob
1* Horowitz, Henry et al—P Silberstein	2 Long, Edw et al—C H Fenichel	28 Rice, Howard—C H Walker
1 Hudson, Harry L—Transatlantic Import Co.	2 Lange, Wm A—Actiengesellschaft Chromo	28 Rowe, Thos—C Hibson
1 Harding—Moland, May M—Lowell Realty Co.	2 Lanzke, Gustav A et al—L Braun	30 Richards, Edw E—J K Field
2 Henry, Milton—F S Derby	2 Levy, Henry et al—Jefferson Bank	30 Rose, Irwin J—S Dresner
2 Howard, Wm B—W H Sisson	3 Lewy, Geo W—City of N Y	30 Rockow, Abraham—N Y Telephone Co.
2* Hyman, Jno et al—City of N Y	3 Learoyd, Harold J—the same	30 Russ, Minor O—W J Frey
2 the same—the same	3 Loughran, Patrick—N Y Edison Co.	30 Rose, Saml—Hill Druer Co.
2 Hoschke, Wm H et al—G R Sutherland	3 Lampel, Saml—J F Weichsler	30 Rose, Lottye—A Van Der Linde
2 Hewlett, Chas A—M G Gennert et al.	3* Laufer, Wm et al—N Y Telephone Co.	30 Rosalsky, Barnet—L Levinson et al.
2 Hertzelt, Geo J—M Winkler	3 Lueckebusch, Otto—T Stokes et al.	30 Rosenberg, Wm, adm—K Rosenberg
2 Helfenberg, David—Gustave Rader Co.	3 Loeffler, Otto—W Meyers	30 Rosenthal, Chas et al—W Elson et al.
2 Hart, Benjamin—V N Napoloello	3 Lockshin, Louis—F Friedman	30 Raymond, Jas—B B Simons
2 Hage, Geo—Catlin	3 Licht, Israel—Kirkman & Son	31 Rohrig, Wm F et al—N Hirschhorn et al.
2 Hogan, Lawrence F—Board of Education of the City of N Y	28 McCarthy, Chas—S M Warner	31 Ryan, Edw H—State Bank of Syracuse
3 Howes, Sarah E—G E Post Jr.	28 McCloskey, Donald H—Alo Realty Co.	31 Rechnitz, Saml—C Rechnitz
3 Hamilton, Wm—N Y Edison Co.	28 Moscovitz, Jacob et al—J S Waintrob	31 Rendall, Jno—Colwell Lead Co.
3 Hoey, Minnie—the same	28 Marks, Eli et al—H H Oppenheimer et al.	31 Rosen, Saml—N Y Edison Co.
3 Hollmann, Henry A—N Y Telephone Co.	28 Miller, Ferdinand—A Matzke	31 Rumore, Jno et al—N Y Produce Exchange Bank
3 Hochstader, Sidney—the same	28 McGinley, Wm—M Hasbrouck et al.	31 Roe, Fredk D C—E Stoots
3 Hale, Wm H—National Biscuit Co.	30 Merendino, Antonio—S C Master	31 Reilly, Edw J et al—A L Drummond et al.
3 Hallowell, Louis—F E Smith	30 Meyer, Leo M—W J Ward	1* Raab, Saml et al—M Levy
3 Herman, Armin & David—Wm L Gilbert Clock Co	30 Mooney, Julia M—L Frank et al.	1 Reynolds, Thos L—A J Bruen
3 the same—Roxbury Carpet Co.	30 McCormack, Patrick L—M G Ferguson	1 Ryley, Thos W et al—Metropolitan Printing Co.
3 Hambro, Louis H—C F Maquire	30 Markzaities, Frank—Frank Brewery	1 Richman, Frederick—I Brown
3 Holsman, Ralph M—P J Ronan	30 Magill, Walter F—F D Warner	1 Rosenberg, Abraham* & Jos et al—B Gottlieb et al.
3 Hecht, Abraham—Meyer & Nelson	30 Mulliken, Alfred et al—A A Boyrassa	1 Ryley, Thos W—Metropolitan Printing Co.
3 Harris, Herbert—M Dewan et al.	30 Millian, Noech—R Marsh et al.	1* Rosen, Isidor et al—P Silberstein
3 Harlem, Moses—S Kaplan et al.	31 Munson, Edw H—M Graff	1 Rosenthal, Alexander—T F Cotter
1 Isman, Felix et al—Metropolitan Printing Co.	31 Moore, Max L B—S B Judd	1 Renganscki, Tina—J Ravotti
1 Isman, Felix—the same	31 Mendelsohn, Hannah—City of N Y	1 Rosen, Saml J—M J Burstein
28 Jurkowitz, Moritz—C Greenberg et al.	31 Moghabghab, Salim—S Biskinty	2 Robinson, Douglas et al, rec'r—M Doyle
30 Jaques, Washington L—C A Benton	31 McCormick, Chas J et al—C H Topping	2 Reilly, Bryan recvr—S Nelson
31 Javitz, Malvine—J Herrmann	31 McElroy, Danl S et al, com'rs—the same	2 Rohman, Max L et al—City of N Y
1 Jacobs, Harry J—B Jacobs	31 Maas, Louis—Volk House Wrecking Co.	2 Rockwell, Edwin C—N Harf
1 Johns, Margaret J—Benson & Hedges	31 Millar, Hugh G—Thos Maddocks Sons Co.	2 Reuber, Carola—I Levinson
2 Jiannotto, Jos J et al—L Greenberg	31 Mouness, Henry M—N Y Edison Co.	2 Rosenberg, Samuel—D Oppenheimer et al.
2 Jacobowitz, Morris—M Warm	31 Marks, Nathan—the same	2 Rollins, Lafatte et al—J Fischlowitz et al.
2 James, Alfred—S Sicher	31 Muskat, Henry et al—M Claman et al.	2 Ryan, Frank J—M F Burns
2 Joline, Adrian H recvr et al—M Doyle	31 Mazeika, Jos—North & Judd Mfg Co.	2 Rowe, Elizabeth H—E M Morrison
2 Jackson, Edgar R—E Van Schaick	31 Matusow, Bennett—L Kantor et al.	2 Rothman, Nate—J W Wendel et al.
2 Jarvis, Moses & Henrietta—B Coates & Co.	31 Mennella, Vincenzo—B Meyer	3 Reilly, Jno—N Y Edison Co.
28 Klempner, Jacques—M Stern	31 Manken, Harris—J Kettek	3 Reiss, Jerome—H Shipman et al.
30 Kaplan, Harry—H Rosenblum	31 Milligan, Fredk G et al—A L Drummond et al.	3 Ross, Morris—M L Jenkins
30 Krumeich, Theodore—M Marcuse	31 Monahan, Thos—Mercantile National Bank of City of N Y	3 Reitman, Jos et al—J Thaler
30 Kahn, Montifore G—P Weinberg et al.	1 Monk, Arthur P—J Jahn	3 Rost, Nicholas G—Williams Tool Co.
30 Kates, Edw—A Halpin	1 McPhee, Daniel E—Brownell Co.	3 Reiss, Isaac et al—M Handelman et al.
30 Kingsley, Edwin A—C S Allen	1 Mooney, Julia M—G A Bellotte Bakery	3 Rehder, Leo et al—Manhattan Lace Co.
30 Klapp, Jos—W F Clemmons	1 McGowan, Clarence—O J Herbetz	28 Strunsky, Maurice I et al—H H Oppenheimer et al.
30 Kaufman, Simon—A M Schwartz	1 Marshall, Jas et al—M N Clement	28 Schmulowitz, Hyman & Abraham et al.
30 Kessler, Alfred A—M Levinthal	1 Maas, Louis et al—P Silberstein	30 Suraci, Domenico et al—H Bohme et al.
31 Klausner, Saml & Molly—M Levinthal	1 McHale, Bridget—E Quimby	3 Salerno, Nicola & Erminia—A Germano et al.
31 Kaufman, Edw—C H Sopping	1 McOmer, Fred et al—Hunting Co.	3 Scherer, Frank Ja—Bluthenthal & Bickart (Inc)
31 King, Hubert M S—S E Bernheimer et al.	2* Maisel, Jno et al—City of N Y	30 Scherick, Carola M—Bonwit Teller & Co.
31 Karash, Morris M—A Montinband	2 McOwen, Anthony—the same	30 Seleck, W Raymond—America Co.
31 Kleinfeld, Isaac—N Y Edison Co.	2 Marsh, Francis B—Jno Wanamaker, N Y	30 Scott, Henry B—S C Jones
31 Katz, Max—Balch Bros Co.	2 McDermott, Mary—J Topper	30 Sylvester, Jno F—Wm L Gilbert Clock Co.
31 Kohrssen, Carlo—I L Zink	2 Minningham, Jos et al—C H Fenichel	30 Sessler, Henry—F Kaufman et al.
31 Kearney, Francis J—Jno Klein Wagon Works	2 Mirisch, Chas H & Elizabeth A—F Nierisch	30 Shea, Jos E—T D Sullivan et al.
31 Keyes, Jno M—A P Keuchukiam	2 Miller, Arthur A et al—L Braun	30 Sundrock, Philip—Samoset Chocolates Co.
1* Krumholz, Felix et al—M Smith et al.	3 Mistrot, Mary—N Y Edison Co.	30 Steinar, Barnet—S Citron et al.
1 Kaminsky, Jacob et al—A N Bernstein	3 Minzshimer, Chas M—the same	30* Schaefer, Howard H et al—W Elson et al.
1 Kenny, Margaret M—F de Montebello et al.	3 Morsh, Thos—J H Cohen et al.	30 Siegel, Simon—J Stark et al.
1 Knepper, Sophie—J Frisen et al.	3 Mathews, Alfred C et al—N Y Telephone Co.	30 Shub, Abe—R Marsh et al.
1 Keller, Karl—J Blumenstein	3 Miller, David et al—J Levy	31 Solomon, Max et al—E J Gillis et al.
2* Keefe, Max E et al—City of N Y	3 Mattill, Jean G—H Swift	31 Stewart, Mary—City of N Y
2* Krieg, Jno et al—Royal Bank of N Y	3 Meier, Ferdinand—Brunswick Balke Lender Co	31 Sandberg, Saml—M Lehman et al.
2* Krakour, Salima—H Louis	3 Magerle, Frank J—U S Electrotpe Co.	31 Safran, Moritz—N Silverman
2 Koppe, Morris—Attleboro Mfg Co.	3 Meyers, Horris et al—W F Clemmons	31 Sands, Philip—P L Barry et al.
2 Kupperman, Isidor—S Strauss	3 McConville, Bernard—A G Macdonell	31 Schwartz, Jos—Pierce, Butler & Pierce Mfg Co
2* Kight, John W et al—Metropolitan Bank	3 McDougall, Avery—Mercantile Trust Co of Jersey City	31 Spandan, Sol—N Y Edison Co.
2 Klov, Knut B et al—C H Fenichel	28 Nemeroff, Nathan—A Handman	31 Snider, Milton A—L McClear
3 Jones, Jos T B—H Steers	30 Nappi, Saverio—M Vitale	31 Shapiro, Morris et al—J Elfenbein
3 Jacobson, Harry—L G Stern et al.	1* Newell, Jas T et al—W Shirden	31 Scott, Chester C—A H Fried
3 Kenny, Christopher J—City of N Y	1 Nye, Chas et al—Hunting Co.	31 Stern, Caroline—J Herrmann
3 Kennedy, Chas W—the same	2 Nugent, Etta et al—A Rose et al.	31 Stein, Louis—P Aiervais
3 Klein, Emily—the same	3 Neilson, Geo W—N Y Edison Co.	31 Steenberg, Frank J—A Weckstein et al.
3 Keitel, Adolph—N Y Telephone Co.	3 Newman, Jos J—N Y Telephone Co.	31 Schneider, Chas C—G Mueller
3 Keatinge, Mary T—E T Curran	3 Nicholas, George—the same	31 Stradley, Benj F et al—J P Butler
3 Berzner, Benj—M Nydegger	3 the same—Alfred Nelson Co	31 Schlosser, Peter W—Ilsey & Held Co.
3 Kimball, Wilbur R—Stanley & Patterson (Inc)	3 Nelson, Jno—Equitable Trust Co of N Y	31 Simon, Moses—W R Ellison et al.
3 Kasten, Jno Jr—Puritan Cordage Mills	28 O'Brien, Jno H—Benson & Hedges	
3 King, Otto F—Equitable Trust Co of N Y	30 Olin, Henry B et al—M Weinfeld	
3 Kauffman, Jos—I Cohn	30 Odgers, Thos—N Y Telephone Co.	
28 Lucas, Marie et al—J B Morris	2 Oppenheimer, Geo et al—City of N Y	
28 Langley, Jno—Cassidy & Son Mfg Co.	2 the same—the same	
28 Lesser, Elizabeth—Press Pub Co.	3 Ober, Dan J—N Y Edison Co.	
30* Lemmo, Edw et al—H Bohme et al.		
30 Lloyd, Bailey—Garfield National Bank of the City of N Y		
30 Lowenhaupt, Walter J & Florence A et al—E Wesemann		

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?

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Table listing various companies and individuals with their addresses and contact information. Includes entries for Strauss, Elias-Arthe, Levy, Bernhard Co.; Salzmanowitz, Pauline et al; Smith, Geo et al; Solomon, Abraham et al; Stethem, W G-M N Clement; Schmidt, Fedor-E L Waldo et al; Schlesinger, Max-H Heinrich; Spenser, Hazel K et al; Spallin, Jno J-M G Gennert et al; Sadowsky, Benjamin-H B Endicott et al; Sanford, Henry & Anna-S A Cohen; Sturman, Jno H G-A McOwen; Sledge, Wm H-H Lasky; Silver, Ade J-J E Bates et al; Selzer, Gussie-T Tischman; Simon, Moses-I Ackerman; Stolz, Florence et al; Suchow, Simon-J E Bates et al; Stephens, Mortimer S et al; Sands, Geo M-J B Brosseau; Schlansky, Max-N Y Edison Co; Spear, Guy M-LLevey; Schlesinger, Harry et al; Schwartz, Wm L et al; Sylvester, Jno F-Wm L Gilbert Cloak Co; Stecker, Wm C et al; Schotoff, Julius W-A Palto; Sutura, Antonio et al; Townsley, Henry P-Consolidated Agency Co; Trayna, Wm et al; Tonelli, Gaston et al; Tuchman, Herman & Philip H-R De Lizia; Taral, Fredk-Park & Tilford; Turner, Jas R-C Silica & Glass Co; Toppin, Lewis E-Norman B Sterrett Jr; Thomas, Benj F-J E Garner; Tobias, Morris et al; Toparowsky, Reuben-S Toparowsky; Tobias, Chas-Z Van Raalte; Tabel, Fannie-H Scherl et al; Tolk, Nathan-J Alexander et al; Tarshis, Abraham-Columbia Bank; Thomas, Orlando F-C H Sanford et al; Ungrich, Martin L et al; Van Dusen, Porter B-L E Warren; Vaccoli, Michael et al; Van Wormer, R Lee-C S Beam; Vetter, Frank-City of N Y; Van Vleck, Wm J-C W Clowe; Volon, Louis-N Y Edison Co; White, Ellen-A H Joline et al; Wilks, Seth & Elizabeth A-P A Gallagher; Wolkenberg, Jos-L Baldinger et al; Wallace, Edgart T-C F Hickey; Wiltbank, Edw S-J W Butler; Waixel, Edw* & Wm et al; Wiener, Jos-H Van Glahn et al; Wakeley, Arthur C, recr-J W Durbrow; Woelky, Carl-Montana Realty Co; Willett, Ernest E-X Stuetzle et al; Wise, Chas E-J R Drumm; Weston, Abraham-C Engelberg et al; Wall, Judson G et al; White, Chas T et al; Weisz, Adolph-Interborough Rapid Transit Co; Wood, Worden G-N Y Edison Co; Windler, Peter-the same; Weil, Wm-the same; Willis, Wm B-the same; Warlin, Bernhard et al; Weinstein, Max-L Bauman; Yacker, Mendel-L Freedman et al; Young, Curtis W-Aiken Lambert Co; Zimmerman, Meyer-I Friedman; Zuruga, Mary A-N Y Edison Co; Weiant, Chas A et al; Werle, Jno & Barbara-M J Hansen; Woodford, Robt W-Varna Restaurant & Hotel Co; Waddell, Wm-B Schlesinger; Weeks, Eleanor-C E Burroughs; Wilkinson, Jas E et al; Wittkind, Adam* & Wm-V E Wolf et al; Willbank, Edw S-E B Schmalholz; Weinstock, Joe or Jos-F Thumin; Wilson, Maud Y B-17th St Realty Co; Weiler, Max A et al; Weiss, Joseph & Geo et al; Wright, Lewis A-the same; Weilerstein, Abraham-A I Tamor; Weil, Saml H-L Bowman; Young, Jno-N Y Edison Co; Yellin, Saml-M Nydegger; Zabinski, Jacob-N Y Edison Co; Downey Construction Co et al; City of N Y-C Benson; American Kinograph Co-A Cone; Barber Asphalt Paving Co-E E Stokes; Fitch, H Medbury Co-T H Radcliffe; Scheriber Construction Co-N Y Telephone Co; Pine Construction Co-the same; Parkway Home Co-the same; Leather Degrease Mfg Co et al; Sagamore Garage Co-Maze Realty Co of N Y; Columbia Circle Hotel Co-Eastern Electric Co; Josephone Creme Co-Vogue Co; Wallach, Reisler & Co-F Rittwagen; Kinnears Hod Elevating Co-N Y Edison Co; Jobson Hooker Co-M Campbell; Wm F Rohrig Co & Webster Iron Works et al; Eastern Crown Realty Co-City of N Y; Ernestus Gulick Co-the same; Guardian Registry Co-the same; Haviland & Co-the same; Edwin C Heathcote & Co-the same; A J Hemphill (Inc)-the same; C Herrlich & Bro-the same; Hepp Piano Co-the same; Excelsior Legal Protective Ass'n-the same; Bloch Protected Hat Pin Co-G A Buckmaster; H C Swain & Co-C S Abbott et al; Golub & Co-City of N Y; A L Fowle Co-the same; Fox Contracting Co-the same; Gallatin Realty So-the same; Gotham Art Co-the same; Gypsum Mfg Co-the same; Hartman Piano Co-the same; Harris Safety Razor-the same; Harlem Cornice & Roofing Co-the same; Koster & Ruppel (Inc)-the same; R E Gould Co-the same; Forge Machine Co-the same; Fox Printing Co-the same; Hall Telephone Mfg Co-the same; Arthur R Atkins (Inc)-F Schumacher & Co; Rumore Realty Co et al; United Printing & Paper Co-N Y Edison Co; Stuart Realty Co-the same; Greenwich Holding Co-the same; Washington Park Improvement Co-D Weingarten; Hawes Hat Co-G A Price et al; Horowitz Bros-T H Gary Co; Edinboro Construction Co et al-Alberene Stone Co; Settels Steam Laundry Co-D Eisler; Pacific Paint Co-O B Smith et al; N Y Taxicab Co-S Petraitoni; Central Park Taxi Car Co-Baker Sales Co; United States Tire Co-People, &c; Emerson Land Improvement Co-Canton Steel Ceiling Co; American Concrete Co et al-Heatherton Realty Associates; Economic Folding Box Co-B F Fox et al; Twentieth Century Auto Touring Co-Nernst Lamp Co; Pucci Contracting Co-E I Du Pont de Nemours Powder Co; J E Demar & Co-L C Pontez; Sigmund, Adler, Inc-A E Bockman et al; Invisible Ear Phone & Medical Co-City of N Y; Libby Valve & Packing Co-the same; Library Supply Co of America-the same; Holst Construction Co-the same; Hoem Typewriter Co-the same; Kingsland Spool Co-the same; Independent Drug Co-the same; Hudson Brick & Cement Co-the same; Knickerbocker Bureau-the same; Imperato Realty Co-the same; Lenox Chemical Co-the same; Lake Region Mining Co-the same; Hopcroft Development Co; Hudson River Paper Fibre Co-the same; H Lehman Co-the same; D Holland Iron Co-the same; International Law & Estate Co-the same; M Kroll Sons Inc-the same; Lawyer Service Bureau-the same; Laxacola Co-the same; S Levy Feather Co-the same; Leonite Mfg Co-the same; Jacobson Co-the same; Lisner & Co-the same; Highland Terrace Real Estate Co-the same; City of N Y-V Ungar; Carnegie Trust Co of N Y-M P Wheelahan; Burrell Syndicate-Advertisers Illustrating Co; Robert Friedman Construction Co-J Hogan et al; Frederick D Johnson Co-City of N Y; City of N Y-E Gustave Christman; Harlem Steam Laundry-Miller Mfg Co; Case Concern et al-W Shirden; Sheriff Street Realty Co-City of N Y; North Side Iron Works-t-the same; Middleboro Realty Co-the same; Hanover Estates-Oliver Typewriter Co; City of N Y et al-M Doyle et al; Grant Brick Co-James Beggs & Co; Interborough Rapid Transit Co-I Bruckenstein; Law Reporting Co-F Braun; Safe Realty Corp-B Schottland; A Lubin Co-E Speiser; Universal Coal Co-H M Spence; Cathedral Court Co-J C Fraunhaar; Longfellow Realty Co or Corp-J Hogan et al; Consumers Park Brewing Co-G A Haule; Casey-O'Brien Co-Knoxburn Co; J E Demar Co-R E Rodriguez; City of N Y-M Mullerleile; I Greneberg Meat Market-H Wintner; Eucalyptus Mahogany Growers, Inc-F P Bennett Co; International Patent Development Co-City of N Y; Frank C Kip & Co-the same; Leonda Metal Co-the same; Inter-City Realty Co-the same; Interstate Securities Co-the same; Levine & Theobald-the same; Holzman Realty Co-the same; Keegan Constn Co-the same; Hydrox Chemical Co-the same; Hosford & Sons Printing Co-the same; Hygienic Filter Supply Co-the same; La Leal Cigar Co-the same; Hotel Supply Board of Trade-the same; Lechtman Laundry Co-the same; Henry C Karpenstein Dermatological Institute-the same; Kelly House Shoring Co-City of N Y; H H Linetzky & Co-the same; Hunts Point Farm-the same; Frederick P Huff Co-the same; Instantaneous Fire Extinguisher Co-the same; P & K Knee Pants Mfg Co-the same; Hughes Improved Dial Register Co-the same; Italian American Engineering Co-the same; Higbie Barbour Mfg Co-the same; Edwin Ives & Sons-the same; Graebing Automatic Ventilating Co-N Y Telephone Co; Country Club-the same; Noscalon Co-the same; C L Gray Construction Co-S Hynes et al; Sperry & Hutchins Co et al-C F Maguire; City of N Y-J H Gray Co; Jno J Bunte Co-Walters & Mahon; Katonah Constn Co-Wm T Hookey, Inc; Savoy Impt Co et al-I Cohn; Fidelity Warehouse Co-P R G Horst; Amsterdam, Saul & Sarah-State Bank, 1911; Appelbaum, Max-D Busch, 1910; Bagot, Peter & Mary B Hindley-H Branze, 1911; Berman, Philip-P Baum et al, 1908; Bental, Geo E-R M Black, 1905; Benjamin, Henry J-Y Goldberg, 1910; Beerbower, Geo M-C H Montgomery, 1909; Bloch, Max E-A H Dollard, 1909; Same-same, 1909; Brady, Danl M-C W Griffin, 1910; Same-same, 1910; Blauner, Jacob-H Tenenbaum, 1910; Barson, Chas H & Mary M-A K M Mulligan et al, 1910; Berg, L Rodney-C J Rose, 1909; Baldanzo, Giovanni & Giovanni De Bills-People, &c, 1910; Baruth, Bernard-I M Peyser, 1906; Brown, Andrew & Catherine-H Nerenberg, 1911; Baker, Richard J & Ann M-Stanley & Patterson, Inc, 1907; Berg, Louis R-C A Adams, 1909; Berg, L Rodney-Brickelmauer Decorating & Painting Co, 1907; Boesh, Thos G & Anastasia-U S Gauge Co, 1909; Brown, Geo L-J L Thompson, 1909; Baker, Ann M-Stanley & Patterson, 1908; Brown, Geo L-H Holzwarth, 1909; Barry, Wm J-H R De Milt Co, 1910; Brengel, Chas-A J Conrad, 1910; Briggs, J Halsey-Queen City Dairy Co, 1910; Benedict, Julian-Title Guarantee & Trust Co, 1910; Brown, Mary & Morris Butinsky-People, &c, 1910; Clark, Edw S-E Clery, 1910; Crompton, Wm-W H Seach, 1910;

SATISFIED JUDGMENTS.

Jan. 28, 30, 31, Feb. 1, 2 and 3.



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Clark, Jos & Isaac Appelman—S Sidoroff. 1910. 365.35
 Cohen, Geo—W S Gorrell. 1907. 185.09
 Cuyler, Chas V—J C Landon et al. 1900. 1,208.46
 Costa, Jacinto—D Hogan. 1900. 199.88
 Cohen, Hyman—Morse Dry Dock & Repair Co. 1909. 84.72
 Clarke, Frederick H—J D Greene et al. 1910. 125.85
 Dempsey, Jas—National Powder Co. 1910. 184.66
 De Kraft, Bertha—S H A Pell et al. 1910. 604.63
 Delmark, Oliver J—Auerbach & Co. 1910. 6,697.14
 Daniels, Stephen—D Howard. 1909. 30.00
 Dunham, Saml W & Jno A Kershaw—A Feldmann. 1910. 1,652.34
 Same—same. 1910. 1,573.28
 Epstein, Abe—J Wein. 1910. 1,022.85
 Emanuel, Victor—L J Anger et al. 1908. 70.60
 Finkelstein, Chas—O Peterson. 1909. 471.15
 Frasier, Marshall M—F Olena et al. 1904. 305.55
 Goldman, Albt—J Perlinder. 1907. 29.65
 Garrison, G Blake—R Wardrop. 1908. 558.89
 Haas, Fannie M—Saxe & Powell. 1910. 297.31
 Holly, Francis G—G A Alden et al. 1901. 149.45
 Hershkowitz, David—E E Baldwin. 1907. 404.36
 Horn, Norbert—N Y Motor Car Co. 1910. 91.74
 Haack, Karl F O—American Dye Works. 1911. 34.45
 Hanway, Joshua A—D B Sickels. 1902. 2,500.00
 Hanway, Jas A—same. 1904. 3,287.90
 Herman, Jno M—J B Colt Co. 1910. 27.38
 Heims, Selma—C M Mapes. 1910. 16.81
 Huebner, Otto, Carl Maesel & Arthur Freitag & Louise C Freitag—C H Tucker. 1903. 316.60
 Jacobs, Chas & Saml Marx—F Hardy. 1910. 337.01
 Kessel, Adam—Crouch & Fitzgerald. 1910. 184.41
 Keenan, Jas P—E D Morgan et al. 1911. 31.82
 Krakower, Gerson—H Mandelbaum. 1903. 37.60
 Keiser, Henry J & Lottie C—O A Olson. 1910. 29.41
 Liphay, Victor—M L Bossong. 1911. 27.67
 Lederer, Geo W—M L Powers et al. 1903. 849.17
 Larkin, Jas F—Wm P Miller Co. 1910. 36.67
 Luckes, Giuseppina—G Rusciano. 1910. 27.41
 Lederer, Geo W—Strobridge Lithographing Co. 1892. 1,741.74
 Logan, Andrew—I Potts. 1909. 218.08
 Same—E Logan. 1908. 107.56
 Lyon, Orvis B & Geo N Sturman—G L Storm et al. 1899. 61.79
 Mornhinweg, Wilhelm C D & Rosine—A McOwen et al. 1910. 141.27
 Manicatto, Pietro & Giovanni De Bellis—People, &c. 1910. 1,000.00
 Muller, Henry F—C G Muller. 1910. 173.00
 McGovern, Jno—Jas Butler, Inc. 1909. 104.75
 Mullyay, Hugh J—J Sarnel. 1909. 75.85
 Nowak, Rose—L E Dodd. 1909. 80.66
 O'Connor, Bernard F—S J Williams et al. 1906. 115.05
 Same—same. 1904. 575.25
 Osk, Marcus L & Isidor Edelstein—J P Levins. 1910. 35.05
 Oderwald, Wm F—J B McCraig. 1909. 60.17
 Parkway Builders, Benj C Raymond & Annie E Raymond—J Newmark. 1911. 147.11
 Platt, Thos C—E Joseph. 1908. 2,630.43
 Palmeri, Frank L—Jno P Muller Mfg Co. 1911. 149.27
 Powell, Solomon C & Max A Weiler—H Tobenkin. 1911. 27.41
 Press Pub Co—W B McNiece. 1910. 17,641.98
 Same—same. 1910. 100.25
 Raab, Saml—M Levy. 1908. 400.62
 Reid, Chas—al Banque Provinciale Du Canada. 1910. 25,395.28
 Salkin, Alexander E—G Diesenhaus. 1910. 52.66
 Sophiam, Harry J—M Robinowitz et al. 1910. 638.77
 Schwartz, Abraham—H Cohn. 1911. 337.92
 Sims, Caroline E—L Ewing. 1910. 400.00
 Same—J Ewing. 1910. 200.00
 Stole, Jno & Harry Levine—People, &c. 1909. 500.00
 Shatzkin, Abraham—M Hoffman. 1910. 148.94
 Sutton, Francis M—Arkill & Douglass (Inc) et al. 1911. 108.15
 Siegelstein, Pierri A—L M Rosenthal. 1906. 19.41
 Same—M Goldberg. 1903. 49.11
 Same—Manhattan Collecting Co. 1904. 94.47
 Same—Doctor Jaeger's Sanitary Woolen System Co. 1906. 260.84
 Scholem, Ludwig—City of N Y. 1911. 59.65
 Sackett, Fredk—A Lowenstein. 1910. 1,152.09
 Tannenbaum, Edw—North American Engraving Co. 1901. 35.13
 Taylor, Hannah—City of N Y. 910. 59.41
 Turner, Ritchie A & Mary E—Bouker Fertilizer Co. 1911. 97.65
 Wachter, Louis L & Emil J—Southard-Robertson Co. 1908. 311.12
 Wynne, Shirley W—C A Haffner. 1910. 85.98
 Wetzell, Chas T—J F Taylor et al. 1911. 40.40
 Wilner, Saml—State Bank. 1911. 76.52
 Williams, Frank & Angelo Valenti—People, &c. 1910. 500.00

CORPORATIONS.

N Y Taxicab Co—A Dugan. 1911. 78.53
 Federal Union Surety Co—I Baer. 1911. 584.44
 Ritter Realty Co—E Gschveng. 1910. 33.81
 Dornberger F Realty Co—Lawyers Title Ins & Trust Co. 1910. 50.86
 S E Keller Lumber Co—H B Homan et al. 1911. 1,377.11
 Miller, Edmond C & Saml J Epstein—People, &c. 1909. 750.00
 Ramsey, Lindsey or Jno Stole & Aaron H Devine—People, &c. 1909. 500.00
 Jobson Hooker Co—M Campbell. 1911. 1,594.13
 Fort Hamilton Fire Proof Sash & Door Co—White Van Glahn & Co. 1911. 114.99
 N Y Contracting Co, Pennsylvania Terminus—F Burrows. 1911. 600.00
 Bloom & Mandell Co—City of N Y. 1911. 345.48
 Metropolitan Magazine Co—Wynkoop, Hallanbeck, Crawford Co. 1911. 9,093.32
 Stearns Walter H Co—Walls Brady & Co. 1911. 257.27

MECHANICS' LIENS

Jan. 28.
 342—61st st, No 112 East. Adolph Geller agt Virginia K Magee & P Walsh Co. 292.00
 343—Satisfied.
 344—Courtlandt av, No 869. Royal Roofing Co agt Christian Bohmer & Matteo Capobianco. 75.00
 345—183d st, n s, 75 e Park av, 175x100. J H Uhlendorf agt Irvine Realty Co, Bellstone Realty Co, Bronx Borough Bank & Jno Rendall. 575.00
 346—Kelly st, Nos 847 to 891. Same agt Elizabeth Peace, Bellstone Realty Co, Adolph Kross, Carry Mayer, Kellwood Realty Co, Longvale Construction Co & Jno Rendall. 450.00

Jan. 30.
 347—Teller av, w s, 333.10 n 169th st, 75x100. David Shapiro agt Teller Realty & Construction Co. 145.00
 348—35th st, Nos 147 to 151 West. Abraham Janofsky agt Inovation Realty Co & Philip Levy. 48.85
 349—3d av, Nos 4065 to 4071. Nicholas F Peterson agt Leopold Gutttag, Tiger Construction Co & Jacob Cohen. 530.25
 350—183d st, n s, 99.7 w Washington av, 175x100. Ole G Bertelsen agt Irvine Realty Co, Bellstone Realty Co & Jno Rendall. 560.00
 351—172d st, Nos 508 & 510 West. Wm Winkel agt Marge I Hennen. 162.29
 352—10th av, n e cor 20th st, 99x50. Mary Powers agt Regan Collender Co, University Heights Hotel Co & Jas H Walsh. 37.50
 353—53d st, Nos 143 to 147 East. Gustav Fleischer agt P Jos Groll. 31.00
 354—111th st, No 35 West. Hyman Berkman agt Jno T Martin. 88.10
 355—111th st, No 31 West. Same agt same. 124.10
 356—111th st, No 33 West. Same agt same. 113.80
 357—134th st, No 21 West. Jacob Schiff et al agt Jno M Royall. 185.00
 358—5th av, No 106. Chas I Rosenblum agt Jacob Rothschild, Rothberg & Moscovitz & Marscohk & Satter. 200.60
 359—42d st, No 23 West. Odell Whitenack agt Chas F Hoffman, Wm M V Hoffman & Laura I Olcott, exrs; Hans R Hansen & Wm A Shackelton, sub-lessees; Herbert O Hall & Josephine B Hall, exrs, lessees; Hansen, Shackelton & Ward. 1,227.50
 360—Evelyn pl, n e cor Davidson av, 25x100. United Metal Covered Door & Sash Co agt F A Tenbrook. 260.00
 361—3d av, Nos 4065 to 4071. David Rogove et al agt Leopold Gutttag, Rose Spangenthal & Tiger Construction Co. 288.50
 362—16th st, No 128 East. Harry Rosenbaum Iron Works agt Louis Levussove & Rose & Van Buren. 365.00
 363—51st st, No 255 West. 8th av, No 850. Same agt Henry E Eschenback, Jno E Daly, lessee, & Rose & Van Buren. 400.00

Jan. 31.
 364—Broadway, n e cor 95th st, 125.10x127.7x irreg. Keystone Fireproofing Co agt Eugene Higgins, Real Construction Co, lessee; Martin J Martell, Jno V Fitzpatrick & Michael Olnick, sub-lessees; Corrier Construction Co. 307.60
 365—3d av, s w cor 172d st, 27.6x81.6. Radis & Green agt Abraham Silverson. 265.75
 366—134th st, No 539 East. Cross, Austin & Ireland Lumber Co agt One Hundred and Thirty Fourth Street Co (Inc). 292.95
 367—Tiffany st, No 1089. David Gilmoyr Door Co agt Jane Kitchen & Howes Mfg Co. 1,086.47

Feb. 1.
 1—94th st, No 28 West. Edwin H Oswald et al agt Emma B Hattler & G W Hattler. 130.00
 2—Clinton st, Nos 58 to 62. Empire Brick & Supply Co agt Clinton St Amusement Co, Thos W Land & Deisler & Stevenson. 74.55
 3—28th st, Nos 37 & 39 West. Same agt Rexton Realty Co, & Deisler & Stevenson. 2,282.44
 4—42d st, No 23 West. Alonzo B See agt Eleanor L Hoffman, Chas F Hoffman, Wm M V Hoffman, Laura I Olcott, Eleanor L Rodenwald, Herbert O Hall, Josephine B Hall, exrs & Hansen, Shackelton & Ward. 900.00
 5—Laight st, No 36. Vestry st, No 15. Levering & Garrigues Co agt Saml Weil & Deisler & Stevenson. 4,745.70
 6—Same property. Lenox Iron Works agt same. 1,782.50
 7—Same property. Empire Brick & Supply Co agt same. 5,064.95
 8—Laight st, No 36. N Y Safety Fire Door Co agt same. 677.07
 9—Laight st, No 36. Vestry st, No 15. Porsth Electric Co agt same. 249.70
 10—Same property. Duffy & Collin agt same. 1,521.58
 11—145th st, No 254 West. Same agt Morgenthau Realty Co & Deisler & Stevenson. 1,237.43
 12—Vestry st, No 17. Duffy & Collin agt Mrs Anna Anger & Deisler & Stevenson. 276.50
 13—Clinton st, Nos 52 to 56. Same agt Clinton Street Theatre Co & Deisler & Stevenson. 1,354.97
 14—Same property. Jno P Bengston agt Clinton St Amusement Co & Deisler & Stevenson. 275.00
 15—145th st, s s, 200 e 8th av, 55x100. Empire Brick & Supply Co agt Morgenthau Realty Co & Deisler & Stevenson. 34.77
 16—145th st, s s, 200 e 8th av, 55x100. Jno P Bengston agt Same. 280.00

Feb. 2.
 30—Laight st, n s, 154.6 e Hudson st, 23x175. Henry Maurer & Son agt Saml Weil & Deisler & Stevenson. 425.00
 31—Laight st, No 36. Vestry st, No 15. S H Pomeroy Co agt same. 370.00
 32—Clinton st, Nos 58 to 62. Ed G Woodfolk Sr agt Clinton Street Theatre Co & Deisler & Stevenson. 1,713.88
 33—145th st, Nos 252 to 256 West. Same agt Morgenthau Realty Co & Deisler & Stevenson. 332.00
 34—Satisfied.
 35—Laight st, No 36. Vestry st, No 15. Leonard Sheet Metal Works agt Saml Weil & Deisler & Stevenson. 222.00
 36—145th st, No 254 West. McNulty Bros Inc agt Morgenthau Realty Co & Deisler & Stevenson. 1,690.49
 37—Clinton st, Nos 58 to 62. Same agt Clinton Street Amusement Co & Deisler & Stevenson. 1,713.88
 38—Clinton st, No 58. Beer & Hess agt Clinton Street Theatre Co & Deisler & Stevenson. 360.40
 39—145th st, No 254 West. Same agt Morgenthau Realty Co & Deisler & Stevenson. 360.40
 40—145th st, No 254 West. Thos J Tuomey agt Morgenthau Realty Co & Deisler & Stevenson. 984.00
 41—Clinton st, Nos 58 to 62. Same agt Clinton Street Theatre Co & Deisler & Stevenson. 984.00
 42—103d st, No 159 East. Morris Plawsky agt Sam Caten & Louis Rosen. 100.00
 43—Ryer av, s e cor 181st st, 35x100. Arthur C Kirchoff agt S A Whisten Construction Co. 175.00
 44—64th st, No 218 West. Rider Ericsson Engine Co agt Jennie & Bessie Freed & B E Freed. 130.00
 45—Webster av, Nos 2020 to 2026. Chas Greenberg agt Mary Montgomery & Leitman & Repatzky. 75.50
 46—Laight st, No 36. Vestry st, No 15. Morris L Weiss agt Saml Weil & Deisler & Stevenson. 1,015.75
 47—Teller av, w s, 333 n 169th st, 75x100. A Pardi Tile Co agt Teller Realty & Construction Co & Ernest Califano. 180.00
 48—Morris av, No 2676. Jno A McCarthy & Bro agt Wm Guggolz Construction Co. 1,403.83
 49—183d st, n s, 75 e Park av, 175x100. Douglas Knox agt Jno Rendall. 75.00
 50—Laight st, No 36. Vestry st, No 15. W Y Jack Co agt Saml Weil, Gustav Deisler & Jas T Stevenson. 511.00
 51—Clinton st, Nos 58 to 62. Kemlein & Leahy agt Thos W Land & Deisler & Stevenson. 583.00
 52—145th st, s s, 200 e 8th av, 55x100. Same agt Morgenthau Realty Co & Deisler & Stevenson. 583.00
 53—145th st, No 254 West. Thos S Moran Co agt Morgenthau Realty Co & Deisler & Stevenson. 80.03

Feb. 3.
 54—Teller av, Nos 1337 to 1341. Edw C Barbig agt Teller Realty & Construction Co, George Ludwig. 1,130.00
 55—42d st, No 117 W. Louis Mader agt Alonzo Hornby; Wm E Walsh. 982.88
 56—214th st, n s, 80 e White Plains av, 25x100. Daniel M Cash agt Jno Di Mattia; Caterina Di M Salzano, Rosina Di M Campanile & Lucia Di M Salzano. 23.78
 57—46th st, No 1 W. Valentine Zimmermann agt Laremore & Co; A Bonagur. 289.55
 58—Clinton st, Nos 58 to 62. Knoburn Co agt Clinton Street Amusement Co & Thomas W Land; Deisler & Stevenson. 556.00
 59—145th st, Nos 252 to 256 W. Knoburn Co agt Morgenthau Realty Co; Deisler & Stevenson. 556.00
 60—55th st, No 234 W. James A Phillips, Inc, agt Mary A Fitzgerald; Deisler & Stevenson. 274.26

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603 WEST 42d STREET

61—Laight st, No 36 Vestry st, No 15 Thomas & Buckley Operating Co agt Saml Weil; Deisler & Stevenson 253.01 62—28th st, No 39 W. Thomas & Buckley Operating Co agt Rexton Realty Co; Deisler & Stevenson 244.71 63—James st, No 49. Griffin Roofing Co ag James Barlow; F Musty 50.00

Feb. 2. Perry av, w s, 109.9 n 205th st, 27.5x104. Jos G Weidman loans Jno Mason to erect a — sty bldg; — payments 5,500 Broadway, n e cor 180th st, 122x105. City Mortgage Co loans Barnard Realty Co to erect a — sty bldg; — payments 175,000 Fox st, n s, 110 e Av St John, 81.3x125. Title Guarantee & Trust Co loans Maze Realty Co of N Y to erect a — sty bldg; — payments 44,000 Hamilton Terrace, e s, 504.6 n 141st st, 275x 73.6. Lawyers Title Ins & Trust Co loans Hamilton Terrace Co to erect two 6-sty apartments; 11 payments 275,000

157th st, s s, 101 w Bway. Houghtaling & Wittpenn agt Gorham Construction Co et al. (July 6, 1910) 23.00 184th st, No 511 & 513 West. Jacob Cohen agt Van Orden Construction Co et al. (Nov 19, 1910) 70.00 143d st, No 308 West. Kamerman & Co agt Jno De Maia et al. (Oct 3, 1910) 125.00 Jan. 31.

BUILDING LOAN CONTRACTS.

Jan. 28.

Melrose av, n e cor 154th st, 100x50. Lawyers Title Ins & Trust Co loans Benenson Realty Co to erect a —sty bldg; — payments 50,000 23d st, Nos 28 & 30 West 22d st, Nos 13 to 21 West 22d st, Nos 9 & 11 West, leasehold. Bond & Mortgage Guarantee Co loans Virginia Stern, Robt B Stern, Arthur H Hahlo & Gustav A Wertheim, exrs, to erect a 12-sty apartment; — payments 400,000

Feb. 3. 141st ts, n s, 100 w Lenox av, 100x99.11. Sound Realty Co loans Diva Realty Co to erect a —sty bldg; — payment 5,000 Van Nest av, n s, 20 w Taylor st, 25x100. Herbert S Ogden loans Marie Dosso to erect a 3-sty store and apartment; — payment 4,000 36th st, n s, 216 e 5th av, 84x197.6. Metropolitan Life Ins Co loans Roscorn Realty Co to erect a 20-sty loft and office; 12 payments 1,300,000

68th st, Nos 258 & 260 West. Giuseppe Lebre agt Chas Miller et al. (Nov 16, 1910) 210.00 68th st, Nos 258 & 260 West. Carlo Nota agt same. (Nov 15, 1910) 117.00 Same property. Carmine Tulfano agt same. (Dec 1, 1910) 140.00 Same property. Luigi Casali agt same. (Nov 3, 1910) 86.00 Prospect av, w s, 350 n 183d st. Raffele De Rosa et al agt Di Angelo Bonagur Construction Co et al. (Jan 24, 1911) 554.00 Gramercy Park East, Nos 35 to 38. Monroe M Golding agt Gramercy Park Construction Co et al. (Aug 24, 1910) 553.94 1st av, Nos 1924 to 1932. Fredk H Meier agt Albt Crane et al. (June 30, 1910) 279.05 Rutgers, st, No 39. Morris B Herman agt Rosa Block et al. (Dec 17, 1909) 525.00 S1st st, Nos 112 to 116 East. Evans Bros (Inc) agt E S Lyle et al. (Jan 12, 1911) 79.88

SATISFIED MECHANICS' LIENS.

Jan. 28.

No Satisfied Mechanics' Liens filed this day.

Jan. 31.

Intervale av, n e cor 167th st, 81x90. Jas G Wentz loans O'Connor Construction Co to erect a 5-sty apartment house; 6 payments 45,000

Feb. 1. Broadway, No 3675. Stanislaus Golankie agt Sun Construction Co et al. (May 3, 1910) 400.00 53d st, Nos 422 to 430 East. Arthur McGonagle Co agt Theodore Hergert Co Inc et al. (April 13, 1910) 3,000.00 Courtlandt av, Nos 719 & 721. Jacob Zimmerman agt Onyx Realty & Construction Co et al. (Aug 8, 1910) 300.00 Same property. Wm Blumenauer agt same. (July 14, 1910) 100.00 Same property. Hubener & Escher agt same. (July 7, 1910) 2,865.00 Same property. John F Mason agt same. (July 13, 1910) 509.12 Madison st, No 125. Wm Kovalsky et al agt Louis W Prager et al. (Jan 23, 1911) 2,550.00

(Continued on page 248.)

REBUILDING OF WEST POINT.

The Gothic Heritage and the Early Architects—Anomalous Structures.

The architectural heritage of West Point was Gothic, and, for the forties and fifties of the nineteenth century, from which it is dated, rather especially good Gothic. It would be hard to name another piece of collegiate Gothic of 1841 so good as the Library of West Point, so sensitively and skillfully designed and so lucky in the choice and combination of its material. Its architect of record was Colonel Delafield, of the engineers, superintendent of the Academy in those years. One cannot help suspecting that he had the assistance of Alexander J. Davis, the most conspicuous of the Gothic architects of the time, who in those years was doing much work in his favorite manner along the Hudson. Nor is this conjecture invalidated by remarking how much better is the West Point Library than his acknowledged works in collegiate Gothic, that of the old Library of Yale, for instance, which is a year later in date, the cadet barracks (1851) are of the same excellent materials as the Library, and in an agreeable and deferential conformity to it in design, though to any higher praise than decency and conformity they do not aspire. The Mess Hall, on the other hand, is a painful example of non-conformity, being a monochromatic erection in what was then known as "Norman," and bearing in its design no evidence of any artistic sensibility, which no architect of such sensibility can ever have passed, during the sixty years of its existence, without a vehement yearning to "do something" to it. The academic building, of which Richard Morris Hunt was the nominal architect, though one perceives in it hardly any marks of the aggressive individuality of his work in any style which admitted of any, shows a general conformity in design with the more creditable of the earlier erections in design, but not in material, being a monochrome of a cold bluish gray. But these three buildings—the Library, the Cadet Barracks and the

Academic building—were the data, so to speak, of the architecture of the new West Point. Since they were not to be demolished, the architects of any extension were clearly "instructed" by the facts of the case to a conformity with them in point of style; to do "likewise" and as much better as they could.

The result, as one sees it on the ground, even as one gets glimpses of it from the opposite shore, must be acclaimed as an inspiring success. The white mass and engaged colonnade of the classic Memorial Hall were also, unhappily for the complete unity of the work, a datum of the design, as well as the gray Gothic of the academic buildings, and this was, in the view from across the river, the most conspicuous of all the buildings, being anomalous in its site, as well as in its material and treatment, and very questionably so perched upon the outer edge of the plateau as to obstruct the outward view. Such general conformity as the case admitted has been maintained by the treatment of the long outward flank of the riding hall, which comes nearest to Memorial Hall as a mere retaining wall, without any architectural decoration or architectural features, only vertically scored with the plain piers of the buttresses of the long, straight flank of the riding hall, pierced with plain unmodeled openings, so that, like the ramparts of Mount St. Michel, it seems a part and outgrowth of the natural cliff, a work of nature as much as of art. There is no other so impressive a cisatlantic instance of this particular effect. —Montgomery Schuyler in the Architectural Record.

THE COMING OF DUQUESNE

His Acceptance of the American Post Unprecedented in American Education.

The coming of Duquesne to the chair of architectural design at Harvard is regarded by architects as an event of the utmost promise and importance to the future of the art in this country; it was indeed in no small part owing to the urgings of some of the foremost Ameri-

can architects that the French master decided to cast in his lot with us. Because of his reputation as a teacher, and because of certain other dependent circumstances, Harvard's success in securing Duquesne is an event practically without a precedent in the history of American education. The chiefs of art and science in Europe have hitherto clung to their own world. That one of them, and especially in the field of art, should see in a teacher's position at Harvard a congenial place is a tribute of immense significance to the University itself, and equally to this country's recognition of the dignity of architecture as a fine art.

The recognition by Harvard of the primacy of a Beaux Arts man in the field of architectural design may somewhat surprise those who have considered the Harvard school of architecture (meaning by "school" the courses of instruction, not the style of the buildings); fundamentally anti-Beaux Arts in its temper. It has always been admitted that the famous school of Paris gave its students a knowledge of plan and a mastery of composition, such as were not easily to be obtained elsewhere. But on the other hand, the taste and artistic judgment of the Beaux Arts (some said the lack of these qualities) has provoked vigorous criticism. Boston of course protested, and the school of Richardson and the Romanticists was a sort of architectural Protestantism. But the choice of Duquesne does not mean any change in the Harvard school's standard of good taste in architectural art. It does mean that in Duquesne Harvard believes she has found the supreme excellences of the Paris school joined to soundness of artistic taste and judgment.

Duquesne will come to Cambridge early in April, and at once take up his duties as a teacher for the remainder of the present academic year. In the fall he will return from his summer in Europe, bringing Madame Duquesne with him. He will teach, and he will practice as an architect for private clients. This latter fact has an important bearing on the reasons for his being sought by the university.—Benjamin Baker in the Boston Transcript.

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(Continued from Page 247.)

Feb. 2	Broadway, No 1465. Cutler Mail Chute Co agt Estate of Charles A Coe et al. (Dec 22, 1910).....	710.00
	Steuben av, w s, 100 n 210th st. Matthew D Kennedy agt James B Powers et al. (Oct 14, 1909.).....	842.00
	Teller av, n w cor 163d st. Tile Contracting Co agt William Simpson Construction Co et al. (Jan 28, 1911.).....	99.77
	Claremont av, No 140. A R Brown Co agt Tuscan Construction Co. (Jan 3, 1911.).....	146.00
	178th st, Nos 586 to 590 West. Alfred Benson agt John Glass Jr et al. (Dec 13, 1910).....	655.00
	Hoe av, e s, 75 n 172d st. Vincenzo Abbenante agt Alfred B Olsson et al. (Jan 21, 1911.).....	1,950.00
	Park av, Lexington av, 99th th & 100th st, whole blk. Dale Co agt Metropolitan Street Ry Co et al. (Sept 2, 1909.).....	692.82
	42d st, s s, bet Broadway & 7th av. J F Blanchard Co agt Estate of Charles A Coe et al. (Oct 26, 1910.).....	6,110.00
	Same property. Geo H Storm agt same. (Oct 27, 1910).....	150.37
	Same property. Manhattan Stair Building Co agt same. (Oct 27, 1910).....	235.00
	Broadway, No 1465. Bowles-Gifford Co agt same. (Nov 11, 1910).....	133.63
Feb. 3.	West Broadway, No 576. American Stone Renovating & Stucco Co agt Jno B Ireland et al. (June 20, 1910).....	180.00
	Same property. Same agt Washington Sq Realty Co et al. (July 27, 1910).....	180.00

32d st, Nos 142 to 154 E. Empire City-Gerard Co agt Henry Steeger et al. (Feb 2, 1911).....	2,073.75
Baxter st, No 20. Dominico Pelletieri agt Lena Finelite et al. (Nov 17, 1910).....	23.00
Same property. Myer Donenfeld agt Abraham Finelite et al. (Jan 19, 1911).....	53.40
Same property. Herman Slate Co agt David Finelite et al. (June 22, 1910).....	20.00
68th st, Nos 252 & 254 W. Chas A Bruhns agt Chas A Miller et al. (Oct 26, 1910).....	74.39

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

CHATTEL MORTGAGES.**AFFECTING REAL ESTATE.**

Jan. 26, 27, 28, 30, 31 and Feb. 1.

Crownhill Const Co. 810 & 812 Ritter pl..	Leon Mayer & Co. Gas & Electric Fixtures.	\$350
Carlson, August & Geo Daily. S w cor Bway and 165th st..Consolidated Chandelier Co.	Brackets, &c.	2,150
Centerboro Realty Co. 176 Mad av..National Elevator Co. Elevator, &c.		2,250
Ceruso Marble Works. 271-79 E 135th..	Fairbanks Co. Machinery.	740
Delancey Sewing Machine Co. S e cor Delancey & Forsyth st..Albert Gas Fixture Co.	Fixtures, &c.	190
Mestaniz, Emma M L. Forrest av & 160th st ..Albert Gas Fix Co. Fixtures, &c.		750

Mestaniz, Emma M L. W s Forrest av, 49 n e 160th st..Albert Gas Fix Co. Fixtures. &c.	139
Nuovo (G) Co. e s Hughes av, bet 189th st & Pelham av..Lincoln Mantel Co. Mantels & Fixtures.	80
Peto Realty Co. 8 & 10 Pinehurst av..Consolidated Chandelier Co. Fixtures, &c.	2,450
Teller Realty & Construction Co. 1337-41 Teller av..S Weinstein. Fixtures, &c.	310

ATTACHMENTS.

Jan. 26.	Queen, Emmet; Alfred P Walker; \$3,550; Sullivan & Cromwell.
Jan. 27.	No Attachments filed this day.
Jan. 28.	Archer, Geo M; Edw M Johnston; \$4,999.01; G W Simpson.
Jan. 30.	Federal Rubber Co; Harry D Jeffords; \$9,151.50; J W Ingram.
Jan. 31.	No attachments filed this day.
Feb. 1.	Publishers' Clearing House & Willard F Hallam; Geo W Faris; \$3,301.54; A M Higgins. Union Trading Co; Knauth, Nachod & Kuehne; \$2,765.56; M G Hollstein. Herzmannsky, Bernard; M Witmark & Sons; \$10,000; H H Maass.
Feb. 1.	Talmage & Scott; M G Samuel & Co; \$610.33; House, Grossman & Vorhaus.

A MODEL BUILDING CODE.**Prepared By a Washington Architect for the American School of Correspondence.**

The American School of Correspondence has just issued a text-book dealing with the history of fire waste and the theory and practice of fire-prevention and fire-proof construction. It is written by Architect Fitzpatrick of Washington, D. C., and is illustrated with many views of fires and the effects of fires. Though intended primarily as an instruction book for the school's own students, it will be valuable to every builder. Not the least important feature of the book is the first appearance of a model Building Code upon which Mr. Fitzpatrick has long been at work. It is said to be the official code of the Association of Building Commissioners.

The code defines clearly the functions of a building department and gives it an advisory board. It calls for careful plans for every building by an experienced architect and makes that architect sign a statement that the plans are in accordance with the code and that he is responsible for the building. If an attempt is made to evade the provisions of the code, then the department declines to issue permits for other work by that architect.

It licenses builders and holds them under bond to build according to the code. It provides for the remission of fees to those who build better than the code exacts for the nature of the building planned—an encouragement to build well. It divides the city into "inner fire limits," "outer fire limits" and "boundary limits." Within the inner limits all buildings must be fireproof. All public buildings anywhere have also to be fireproof, as also all buildings over four stories. In the outer limits all buildings must be fire-retarding, in that the outer walls and roofs must be non-combustible. In the suburbs frame buildings may be erected, but even there nothing of frame over three stories is allowed, and in those buildings adequate cut-offs and barriers have to be provided. All public and semi-public buildings, hotels, apartments, etc., have to be conspicuously labeled as to the class of construction they belong to, whether "fireproof," "ordinary" or "dan-

gerous," and it is made a misdemeanor to advertise one's building as belonging to a superior class than it really does.

The floor loads allowed are also to be conspicuously labeled at each story. The height of buildings is limited to twice the width of the fronting street, with a maximum height of 200 ft. But the maximum height may be taken advantage of anywhere provided that at a height twice the width of the street the building be recessed back to a line 50 ft. from the centre of the street. Towers and domes may, under proper restrictions, be carried up above the 200 ft. limit.

—The average man apparently believes that the present proportion of fires is inevitable, just as our forefathers believed that plagues and epidemics were inevitable. The latter were prevented because the people individually and collectively were finally induced to give heed to proper sanitary rules. The epidemics of fires could be reduced as easily if the people individually and collectively would give heed to proper rules for the construction, protection and care of their property.

PROJECTED BUILDINGS.

(Continued from page 210.)

HACKENSACK, N. J.—Board of Education is taking steps to rebuild the grammar school in State st which was recently damaged by fire.

NEW HAVEN, CONN.—Plans by Architect Philip Sellers, 756 Chapel st, for the school to be erected on Edgewood av, have been accepted by the committee in charge of the work.

FALL RIVER, MASS.—Corbett & Higgin, architects, 70 Bedford st, are preparing plans for the proposed new technical high school to be erected here.

Stores, Offices and Lofts.

34TH ST, N. Y. C.—Geo. and Edward Blum, 505 5th av, have prepared plans for alterations to the 6-sty loft building Nos. 324-328 East 34th st, for Julius Sternfeld, of 114 East 23d st. The plans are not yet in shape for figures, and it is not likely that work will be started for

some time yet. The estimated cost of improvements is placed at about \$40,000.

26TH ST, N. Y. C.—The contract for the mason work on the 20-sty store and loft building which Henry Corn, 341 5th av, is to erect at Nos. 15-17 East 26th st, and Nos. 10-14 East 27th st, has not yet been signed. It is probable that Chas. A. Cowen & Co., 1123 Broadway, will get the work.

BROOKLYN.—Cohn Bros., 361 Stone av, architects, have plans in progress for a 6-sty brick loft building, 46x90 ft., to be erected on Powell av, near Blake av, for M. Koepple, owner, of No. 608 Stone av. The cost is estimated at about \$30,000. The owner takes all figures.

Government Work.

BROOKHAVEN, MASS.—Office of the Supervising Architect, Washington, D. C., sealed proposals will be received March 8, for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Brookhaven, Mass. James Knox Taylor, Supervising Architect.

FORT WRIGHT, N. Y.—Office of the Constructing Quartermaster, New London, Conn. Sealed proposals for the construction at Fort H. G. Wright, N. Y., of a brick quartermaster's and ordnance storehouse and the installing of electric wiring and fixtures therein will be received here until February 18. Apply to Captain F. T. Arnold, constructing quartermaster, New London, Conn.

Municipal Work.

RANDALL'S ISLAND.—Bids will be received by the Department of Public Charities, Tuesday, February 7, for labor and materials required for the erection and completion of an industrial school at the New York Children's Hospital and Schools, Randalls Island, Manhattan.

26TH ST, N. Y. C.—The President of the Board of Trustees in the Staff Room of Bellevue Hospital, 415 East 26th st, will open bids, Tuesday, February 7, for labor and material required for the furnishing and setting of storm windows in the logias of pavilions A and B of Bellevue Hospital, 26th to 29th st, 1st av to East River.